

Sold

Lot 739 Wongamine Road, Toodyay



Fantastic 118 acres with 4 x 2 modern home

The owners want this property sold!!!

Come and have a look and see what this property has to offer.

Tucked away at the end of a long tree lined driveway that goes all the way up and over the large creek crossing you will find this lovely farm, set in a secluded location on excellent farming country of red loam soils with everything there ready for you. A 4 bedroom x 2 bathroom home, stables, day yards, arena, hay shed, workshop shed and fenced into 3 large paddocks and 3 smaller paddocks.

The home is a modern style 4 bedroom x 2 bathroom brick and iron home features large open plan living areas inside with the kitchen leading off to 2 large tiled areas perfect for a dining room and rear family room plus there is the front formal lounge room (with polished floorboards) and windows looking out over the front of the property.

The kitchen features an electric oven and gas stove top and includes a built in pantry cupboard and ample bench space.

The master bedroom is right at the front of the house and also has polished floors and a walk in robe with a tiled ensuite.

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Price SOLD for \$675,000

Property Type Residential

Property ID 331

Land Area 118.00 ac

Agent Details

Tony Maddox - 08 9574 2917

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Office Details

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Both the second and third bedrooms have polished floors and built in robes. The fourth bedroom is set up as an office. The main bath room has a separate shower and room for a bath tub to be installed. The laundry includes a separate toilet and two built in cupboards.

The house is serviced by a Daikin reverse cycle ducted air conditioning and solar hot water and rain water (20,000 gallon rain water tank and pressure pump to the house).

Outside there is a huge undercover paved carport / parking area and at the rear of this area is a large built in bar / entertaining area plus there is a cool room fitted behind the bar (but the door needs to be repaired).

Then it just keeps going and going and going.....

Firstly you have the old barn and stables down by the fully fenced huge dressage arena (fenced with white tape and a top steel pipe railing, with trees all around it and tucked in a very pretty spot). The barn features 3 built in stables inside plus the lean too on the side has a tie up bay and the other side lean too has two small holding pens and room for hay to be stored. Power is connected to the barn so you also have lights inside and there is a small water tank at the rear.

Next to the barn are 3 steel pipe day yards and a small pipe paddock / large day yard also next to the arena and old round yard.

There is also a loading ramp down here as well and up closer to the barn is a steel pipe horse crush.

Then there is the old open front hay shed up towards the rear paddocks approximately 12m x 15m with two open sides.

Plus there is the workshop shed (12m x 9m) over by the house with a concrete floor and open front (no power connected).

As well as a huge old chook pen over the other side of the work shop.

The property is fenced into 3 large rear/side paddocks of excellent quality red loam soils and a smaller paddock just behind the house and 2 other smaller front paddocks on either side of the driveway. All of these paddocks will grow you a good crop on any average year.

There are 2 big creek lines running through this property (Wongamine Brook runs through here) as well as a soak up the back of the property.

This property has heaps of potential to be further developed if you wished too or you can just move in with your horses and the stables are there ready and waiting for you. You could easily grow hay crops on the back paddocks with heaps of room to run your horses or any stock on the front section of the block.

The house is currently leased to a fantastic tenant for \$375 per week and

the larger cropping paddocks are leased to the neighbour.

Viewings of this property will be by appointment only. Please contact Tony at the office on 9574 2917 to arrange a time to come and view this property.

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