

Sold

## Lot 102 Nunile Road, Toodyay



# Architect designed ultra modern home set on a beautiful 100 acres



### !! Bargain Buying Here !!

STUNNING ARCHITECT DESIGNED ULTRA MODERN HOME SET ON A BEAUTIFUL 100 ACRES THE HOME FEATURES 3 BEDROOMS, 2 BATHROOMS AND A LARGE LIVING AREA WITH FEATURE CORNER WINDOWS GIVING VIEWS RIGHT ACROSS THE ENTIRE FARM. THE OUTSIDE TIMBER DECK GIVES COMMANDING VIEWS AND PROVIDES THAT IMPORTANT OUTDOOR ENTERTAINMENT AREA.

THE HOME IS AN ALL STEEL STRUCTURE WITH COLOURBOND EXTERNAL WALLS AND A STUNNING DOUBLE SKILLION ROOF LINE.

THE KITCHEN IS ALL STAINLESS STEEL BENCH TOPS WITH ELECTRIC OVEN AND HOTPLATES. THERE IS AN ISLAND BENCH WITH PLENTY OF STORAGE CUPBOARDS AND A DISHWASHER. LOUNGE AND DINING AREA HAS A SLOW COMBUSTION WOOD HEATER PLUS A SPLIT SYSTEM A/CONDITIONER.

PANORAMIC WINDOWS PROVIDE BREATH TAKING VIEWS RIGHT ACROSS THE ENTIRE FARM.

THE MASTER BEDROOM HAS A S/SYSTEM A/COND PLUS A WALK THROUGH WARDROBE AND LARGE ENSUITE BATHROOM. A SMALL STUDY IS OFF THE MAIN BEDROOM. THE 2 OTHER BEDROOM ARE BOTH LARGE ROOMS WITH FULL LENGTH WARDROBES AND S/SYSTEM A/CONDITIONERS. THE SECOND BATHROOM SERVICES AS A LAUNDRY AS WELL.

OUTSIDE IS A LARGE 16M X 6M SHED WITH 2 DRIVE- IN BAYS AND A WORKSHOP WITH ROLLER DOOR ACCESS, POWER IS CONNECTED.

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**Price** SOLD for \$575,000

**Property Type** Residential

**Property ID** 363

**Land Area** 100.00 ac

### Agent Details

Tony Maddox - 08 9574 2917

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia

08 9574 2917



THE PROPERTY IS FULLY FENCED INTO HORSE PADDOCKS EACH PADDOCKS HAS ELECTRIC FENCING AND WATER TROUGHS PLUS A HORSE SHELTER IN EACH ONE.

THE FARM IS BISECTED BY A WINTER CREEKLINE, THE BALANCE OF THE EASTERN SIDE OF THE PROPERTY IS HEAVY RED LOAM AND SUITABLE FOR GRAZING OR CROPPING.

WATER IS SUPPLIED BY A FRESH WATER BORE EQUIPPED WITH A PETROL JET PUMP.

THERE IS A 15,000 GALLON RAINWATER TANK FOR THE HOUSE AND A 5000 GALLON POLY TANK TO FEED THE HORSE PADDOCKS!

LOCATED JUST 7 KMS TO TOODYAY TOWNSITE IN THE HIGHLY REGARDED NUNILE AREA

THE PROPERTY IS A MUST VIEW!!!!

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