

Sold

# Toodyay



10 Acres - 2x1 plus study - Close to town (suit stock)



## 10 GENTLE ACRES!!

Just minutes from Town this is the perfect small holding!  
Originally used as a cute weekender, now a comfortable and warm 2 bedroom home.  
enjoy the views from the front verandah across the gently sloping block to the hills in the distance.  
Inside the lounge room has a huge stone fireplace to keep you warm and cosy.  
There is a dining area and the kitchen features pine cupboards and gas stove.  
The 2 bedrooms both face the front verandah and both have pleasant views.  
The bathroom has a shower and vanity basin and there is a separate toilet off the laundry.  
A gas Freeloader Hot water system provides plenty of hot water.  
On the front side of the home is a brand new study room or a perfect sunroom for those afternoons.  
Outside a path winds down to the sheds.  
There are 2 main sheds, one has a concrete floor and power, plenty of room for your workshop and storage.  
The block has 10 very fertile acres, a large full dam and a good quality drinking water bore.  
The block is fully fenced for your stock and is ideal for horses!!  
Excellent value here just minutes from town!!

🛏 2 📶 1 🚗 2 📏 9.86 ac

**Price** SOLD for \$320,000  
**Property Type** Residential  
**Property ID** 483  
**Land Area** 9.86 ac

### Agent Details

Tony Maddox - 08 9574 2917

### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
08 9574 2917



Contact Tony Today: 0408 926 497

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.