

Sold

## 1108 Julimar Road, Toodyay



### The Home in the Sky! A very rare rural gem!

This magnificent property has certainly got the 'WOW' factor.

The stunning rural building company home will amaze the most fastidious buyer with the residence nestled right in the centre of the property perched high on an unbelievable rocky outcrop with views that will 'amaze'.

The fully professionally built home is a 3 bedroom x 2 bathroom residence with a massive central free form living area with the south wall of glass looking over the entire valley. Totally secluded and totally private.

Outside the residence is beautiful gardens and lawn areas. There is a double carport and separate workshop and carport area.

In the residence vicinity is a beautiful "Avalon Stable" complex with 3 fully enclosed stables, with drinking troughs, day yards and a tack room with concrete floor and power throughout.

Away from the main residence is the original Character cottage neatly presented with feature timbers. This has a kitchen, dining, lounge with one bedroom, upstairs loft and a bathroom and laundry area. Ideal

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**Price** SOLD for \$855,000

**Property Type** Residential

**Property ID** 497

**Land Area** 160.00 ac

### Agent Details

Tony Maddox - 08 9574 2917

### Office Details

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teenage retreat or guest house.

The property is set up for farming with 2 general purpose sheds. One shed has a concrete floor, the other has a dirt floor for machinery. There are two main croppable paddocks comprising of approximately 70 acres of arable land. Three dams provide ample stock water and the Malkup Brook crosses the rear section of the property. Water for all domestic purposes is supplied by rainwater tanks with an overall capacity of over 400,000 litres.

The balance of the land is all natural bush with some areas of Tall Trees and some areas of smaller bush. For those buyers who do not want to farm this is perfect as there is a farmer currently farming the property and is willing to continue for you.

A very attractive natural setting with some beautiful breakaway country and rocky sections.

The property is a very rare listing for Toodyay and will impress you on inspection.

The Sellers have been very realistic on price at \$895,000 to meet the current market.

Please phone Tony on 0408 926 497 to arrange an inspection of this property.

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