

Sold

984 Chitty Rd, Toodyay



Chitty's Farm

The perfect size of 129.5 acres AND located on the Perth side of Toodyay!

This superb small holding has been thoughtfully fenced into 3 large paddocks. Ideal for a sheep stud or cattle stud (or a horse property).

The property is completely boundary fenced with all new fencing and internally with new gates to all paddocks providing easy access.

Well watered to each paddock with 4 large dams plus 3 water tanks for the house.

A permanent creek meanders right across the property providing excellent stock water all year round. The creek is fenced from the front paddock.

Soil types are our heavy red loams so provide excellent cropping soil for hay or cereal crops.

Ample shade and shelter belts are provided by the natural trees and pockets of natural bush.

An excellent crazing and cropping farm.

IMPROVEMENTS:

The house is an old 1950's style double brick home with 2 bedrooms, lounge, kitchen, dining area, bathroom plus sleepout. There is ducted reverse cycle airconditioning throughout! Some renovations are

🛏 2 📶 1 🏠 49.61 ha

Price SOLD for \$535,000

Property Type Residential

Property ID 938

Land Area 49.61 ha

Agent Details

Tony Maddox - 08 9574 2917

Office Details

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



required.

SHEDS:

1 x 2 sided 40' x 20' G.P. Shed

1 x Old car garage and lean to

1 x Shearing shed converted into a super shed with concrete sides and floor.

1 X Set of steel sheep yards with loading ramp

A superb opportunity to purchase a working small farm on the Perth side of Toodyay.

Priced to sell immediately at \$545,000

Contact Mr Tony Maddox on 0408 926 497

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

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.