

Sold

13 Katta Rise, Toodyay



Modern immaculate 4x2 home with stunning views

Absolutely everything has been done for you at this beautifully presented large home.

The modern home, with approx 500m2 of roof space, really does have everything you could want for and features large open plan living space, 4 bedrooms x 2 bathrooms plus an office, all of the windows are tinted, security screens are fitted to the doors, verandahs all around the house, 60,000 gallons of rain water storage, a 3 car garage/shed plus double carport plus storeroom, on 2 hectares that has recently been all newly fenced with post and rail and ringlock into 2 paddocks and the driveway has recently been topped with blue metal all around the house.

The huge modern kitchen features heaps of cupboard space, massive amounts of work bench space plus a large island bench, heaps and heaps of cupboards PLUS a huge walk in pantry that is big enough to store your fridge in as well as all your goods. All quality appliances with a large gas oven and stove top and range hood plus a built in dish washer and views from your kitchen sink across the hills of Toodyay that will make you love your kitchen!

The dining room and lounge room are open plan and built for comfort

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Price	SOLD
Property Type	Residential
Property ID	527
Land Area	2.00 ha
Floor Area	228 m2

Agent Details

Office Details

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



having top sky light windows to let the natural light in, a pot belly fireplace to keep you warm and the whole house is serviced by the ducted evaporative air conditioning. BUT the house is also insulated with enviro panel roof and walls so the house naturally stays 10 degrees cooler in summer and 10 degrees warmer in winter even without running the air conditioner!

The master suite end of the house includes a large master bedroom with full wall size windows looking straight out to the amazing views. Your fully equipped resort style ensuite is tucked away just behind the bedroom with a large sized shower.

Then tucked in further is your walk in robe which has all just been re-fitted out with new shelving and lights.

The other end of the master suite is the large office / study with enough room for at least two desk spaces plus heaps of storage for you.

At the other end down the extra wide hallway is the three kids bedrooms which are all large rooms and bedrooms two and three both have built in robes (bedroom 3 is really like a second master bedroom).

The main bathroom is massive and beautifully tiled with a separate shower, deep bath tub and double vanity unit.

The laundry is fully equipped with heaps of cupboards and work bench space.

Built in 2001 this massive home is modern and perfectly presented and serviced by quality appliances. The hot water system is an instant gas Rinnai unit, the evaporative air conditioning services all rooms and all of the bedrooms have network cabling ports as well as foxtel ports!

The verandahs wrap all the way around the entire 228m² house and right up the end behind the spa area the corner is enclosed and has been made into a perfect workshop and storage area.

The house faces North so you get the sun in winter and keep cool in the summer months.

There is a double carport so you can park in the shade PLUS a 3 car fully secured garage (6m x 9m) with concrete floor and power connected and doors opening both ways.

MASSIVE AMOUNTS OF WATER STORAGE with the 20,000 gallon tank at the top of the property and a huge 40,0000 gallon tank below the house.

There is an electric transfer pump to move the water between the two tanks and there is also a brilliant set up in case of fire with a separate diesel powered pump that pumps water through the retic system which

wraps all the way around the verandahs and has sprinklers that can completely soak the outside of the house in case of fires.

The owners are ready to sell as they want to move to Perth and have allowed for a massive price reduction to move this property on.

The owners paid \$645,000 for this property when they purchased it and they have added heaps of improvements including the workshop / shed, the fire safety watering system on the roof, the new fencing, the upgrades to the driveway etc. This really is a buy and move straight in property.

Now offers from \$500,000 will be considered; this property is being offered for heaps less than it should be and this is purely due to the owners needing to relocate to Perth.

Come and have a look and you will not be disappointed – it is rare to find such an immaculately presented large home only 15kms from Toodyay townsite.

Contact Bill on 0427 426 645 to arrange an appointment to view this property (viewings are by appointment only).

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