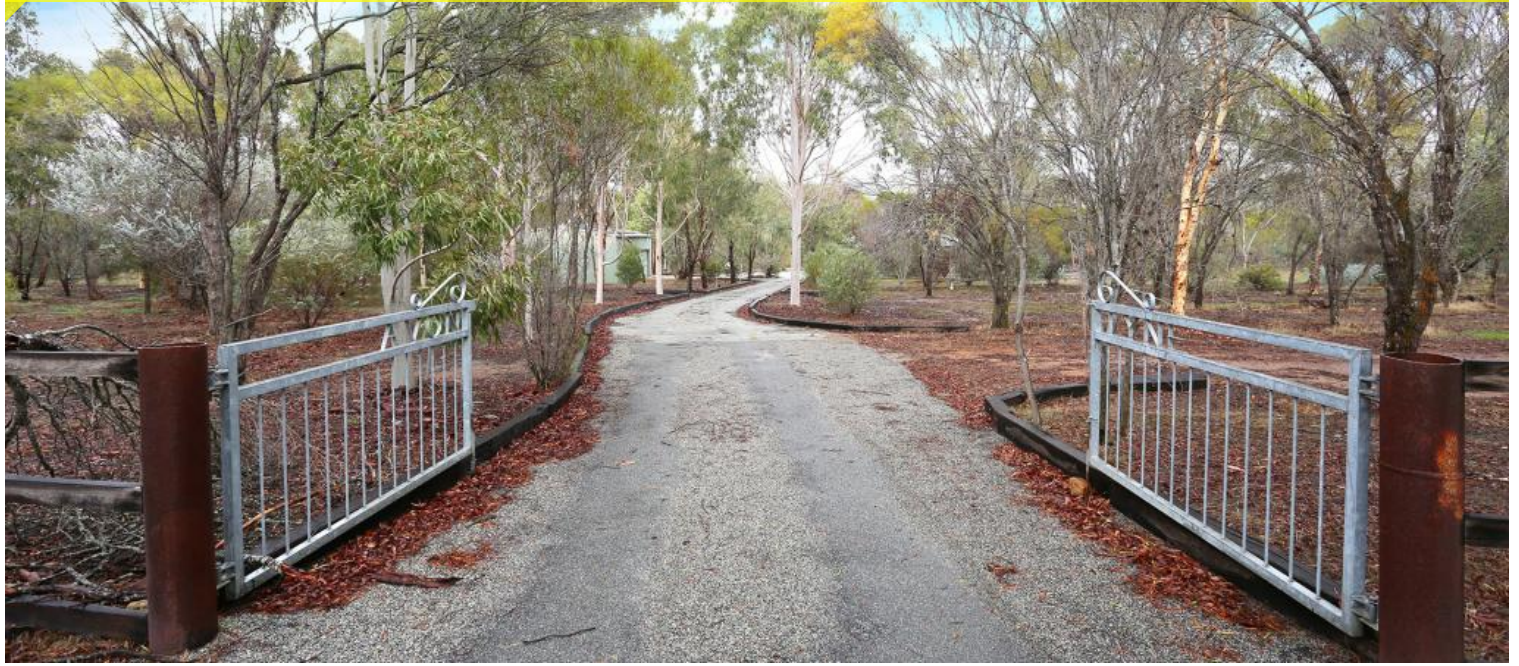


Sold

20 River Road, Toodyay



ABSOLUTE RIVER FRONTAGE!

3 bedroom, 1 bathroom home set on 6.8 acres in a fantastic river front location!

Boasting 3 large 4m x 4m bedrooms all with built in robes, an open plan living area with soaring high ceilings and a formal entry hall this home is larger than it sounds.

Entry is via the formal entry hall into the light and bright living area. The living room has views over the river from the large picture windows. There is a wood fire at one end of the living room to keep you cosy in winter, or you could use the reverse cycle ducted air conditioning all year round.

The polished timber floors run throughout the home and have underfloor insulation to keep the draughts out in winter.

The kitchen runs along the rear of the living/dining area and has a walk-in pantry, brand new under bench oven and cook top as well as an old-fashioned wood stove in immaculate condition.

To the left of the living area is one of the bedrooms which also has its own split system air conditioner, this could make a great master bedroom. There is also a laundry, toilet and bathroom at this end. The bathroom features a claw foot bath and separate shower with a pedestal hand basin, giving a feeling of being in a much older home.

 3  1  1  6.80 ac

Price	SOLD
Property Type	Residential
Property ID	1000
Land Area	6.80 ac

Agent Details

Tony Maddox - 08 9574 2917

Office Details

Toodyay
100 Stirling Tce Toodyay WA 6566
Australia
08 9574 2917



To the right of the main living area you will find the other two bedrooms.

Outside you will find the wide verandahs the perfect place to entertain or relax, with views directly over the river. There is a fenced off garden full of roses, wisteria and other spring flowering plants just waiting to bloom for the new owners.

Access to the property is via the bitumen driveway which leads to the large hardstand near the house and shed.

The shed is a 12m x 9m with a roller door and PA door and has a concrete floor and power. There are 20 x solar panels on the shed roof to reduce your power bills.

2 x 90,000l water tanks supply rain water to the house and garden. There are also 2 bores on the property, however the current owner has not used them so it is unknown if they are currently working.

Book your private inspection by calling 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.