

Sold

381 Julimar Road, Toodyay



**** Avalon Homestead – Land and Business Sale ****

**** Don't miss this incredible opportunity to secure the largest fully catered Craft Retreat venue in Australia! ****

Set on a picturesque 2.37 hectares (5.86 acres) and only an hour from Perth, this picturesque retreat has been designed for the ultimate escapism in mind. "Avalon Homestead" is your once-in-a-lifetime opportunity to purchase a complete asset with a successful business featuring a guesthouse and two conference facilities currently focusing on Craft Retreats. It also accommodates various other events such as Intimate Weddings, Corporate Groups, Conferences, Meditation Groups, Seniors and Carers groups, Christmas Parties, Staff Celebrations, Themed Social Events, Birthdays and Anniversaries. With all facilities under the one roof this unique asset is one not to miss!

FEATURES:

- Two large function/conference rooms for simultaneous bookings (which are named and referred to as the Gold room and Silver room)
- A stunning guesthouse with heritage style design
- 2.37 hectares (5.86 acres) of luscious land
- Picturesque scene with sweeping views of Avon Valley
- 16 rooms with ensuites that sleeps 32 guests
- Living quarters consist of Living Room / Office, Bedroom, WIR and ensuite

 17  17  2.37 ha

Price	SOLD
Property Type	Residential
Property ID	1049
Land Area	2.37 ha

Agent Details

Office Details

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- Communal dining / lounge area with open fireplace
- Mini orchard with fruit trees, fresh vegetables and herbs
- Everything under one roof with use all year round
- Over 100 people can be seated and catered for inside or outside
- Fully paid out Generator and Solar System – 44KVA remote start generator (capable of running the whole homestead) and 2 x 6.6 Kilowatt solar systems, each with 5 kilowatt inverters.
- 5 mins from Toodyay town / and an hour from Perth CBD (85 kms)

MANAGERS LIVING QUARTERS – Is approximately 100sqm in size and is attached to the Guesthouse. The beautiful master private quarters includes a living room/office and a stunning master bedroom with a walk-in robe and ensuite. The living quarters has its own unique charm with elegant lace window treatments and vintage furniture fittings.

CONFERENCE ROOM 1 – Known as the “Gold Room” – Is approximately 100 sqm and is the larger of the function rooms. It has a capacity of 32 people with a work table each for crafting, or up to 100 people can be seated for catered functions. The Gold Room is fitted out with central heating and air conditioning, floor mounted power supply, professional adjustable height cutting tables, display walls and iron and ironing boards. It includes a private kitchenette with instant boiling/chilled water, a bar fridge and a domestic fridge for your group exclusively. It is fully equipped with everything you might need for wine/cheese platters or a light morning/afternoon tea, just add food/drinks. This beautiful room is a large light filled room with 270 degree view of the stunning valley. It provides ample space for everyone to work together, while feeling on top of the world.

CONFERENCE ROOM 2 – Known as the “Silver Room” – is approximately 65 sqm and is the smaller of the function rooms. Catering for all occasions, it has a capacity for up to 16 people with a work table each for crafting, or a higher capacity can be arranged for activities where tables are not required. The Silver Room is fitted out with polished timber floorboards for dances, reverse cycle air conditioning, white boards, flip charts, a light box and professional adjustable height cutting table, display walls and iron and ironing boards.

GUEST ROOMS – Equipped with 16 refurbished motel style guestrooms and can sleep up to 32 people, these beautiful rooms all have their own private ensuites and access to the tranquil gardens. They are approximately 13 sqm in size and are very generous and comfortable all fitted with reverse cycle air-conditioning for perfect climate control. These rooms have accommodated many happy guests over the years and no doubt will continue to for years to come.

Located in Toodyay, this beautiful piece of paradise overlooks the stunning Avon Valley and is just 4kms from the Toodyay town. The grounds also consist of a mini orchard, with fruit trees, fresh vegetables and herbs, which are usually used for the kitchen as well as for the

guests to help themselves during their stay. People love to relax and unwind within this getaway with friends and family, play a game of giant chess or take a stroll through the many delightful gardens soaking up the beautiful sun and nature's symphony.

The unique business started in 1996 and has blossomed into what is now the perfect rural setting to host fully catered private and/or business events. Currently operated by husband and wife owners with additional long-term contract staff on an as needed basis.

For more information or to arrange to view this picturesque "Avalon Homestead" Freehold business and land opportunity please contact either of the following representatives:

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