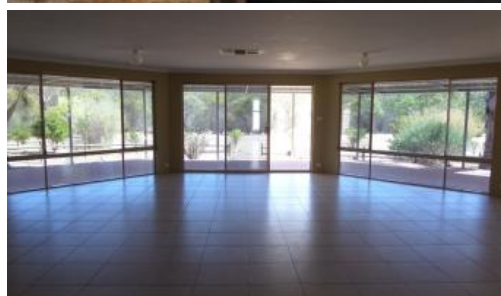


Sold

## 26 Avon Terrace, Toodyay



### 3x2 Brick home on the river!

Great value buying here – Brick and iron home on 4.88 acres with river frontage!

The property has a spacious open plan living area with tiled lounge / kitchen / dining room with expansive windows capturing views across the front paddock & orchard down to the river. There is a wood fire for winter warmth and ducted aircon for summer cooling

Featuring a functional kitchen with loads of cupboard space plus pantry, gas stove and electric oven.

There are 3 good sized bedrooms that are all carpeted. The main bedroom has a walk-in robe and ensuite bathroom, both of the other bedrooms are good sizes with built in robes as well.

Both the family bathroom and ensuite are fully tiled with family bathroom has a bath, and separate shower.

There is a good sized laundry leading to the outdoor area.

There is a large double garage for secure parking, 2 small paddocks and a small dam.

There is also an old established orchard and many fruit trees on this property.

Scheme water connected to this house & gas hot water system.

🛏 3 🚿 2 🚗 3 📏 1.96 ha

Price	SOLD
Property Type	Residential
Property ID	1073
Land Area	1.96 ha

### Agent Details

Sam Woodford – 0408 465 029

### Office Details

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



House is situated at the end of a gravel road and down a long driveway tucked away at the end of the street.

The property is currently tenanted until February 2021, so viewing is by appointment only.

For further information or to book an inspection please call Andrew Brain on 0432 169 010.

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.