

Sold

## 25 Toodyay St, Toodyay



### 3 x 2 Stunning Executive Residence Right on the Avon River Banks!

Just a short stroll to all of Toodyay's finest Cafes, Restaurants and Hotels.

This beautiful residence was constructed by 101 Residential Homes. This is a large double brick and colourbond roof construction with a total floor area of 262m<sup>2</sup>.

The owners have created a natural haven here with stunning gardens and pathways colouring the entire rear yard and even features a secluded gazebo sitting area - All on a 1882m<sup>2</sup> townsite block!

The huge vegetable garden, green house and under cover fruit trees are all automatically reticulated from the gardens very own 20,000-gallon rainwater tank.

The home features a front portico leading into leading into a formal entrance. This then feeds both the front study and activity rooms and also leads into the informal living area and dining rooms. The living areas are warmed by a fan forced log fire keeping you cosy on the cold winter nights.

The Chef's kitchen features grey and white tones throughout with Essa stone benchtops, large 900ml gas hot plates, electric wall oven, stainless steel dishwasher, double bowl sink, range hood and is complete with ample bench space, breakfast bar and a large fridge

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**Price** SOLD for \$545,000

**Property Type** Residential

**Property ID** 1142

**Land Area** 1,882 m<sup>2</sup>

**Floor Area** 262 m<sup>2</sup>

#### Agent Details

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recess.

All 3 generously sized bedrooms continue through with the grey tones and all include built in robes with sliding mirrored doors and sleek timber look laminate flooring.

The stunning master suite features sliding door access to the rear garden, ceiling fan, built in robe with sliding mirrored doors as well as another built in robe and a beautifully appointed ensuite bathroom. Ensuite is complete with his and hers vanity space, toilet and a glass panel shower.

Main bathroom is finished with an inset bath tub, toilet, floating vanity unit and glass panel shower.

The brick columned alfresco area has been paved and is privately enclosed by timber screens and picket railing which is all sitting above the grand limestone retained wall and gardens. The impressive limestone staircase leads you down into the gardens by way of meandering pathways and gives access to the powered colourbond with concrete floor work shop. This shed also has dedicated side access from the front of the property.

Service features include 20 solar panels, solar hot water, ducted reverse cycle air conditioning, scheme and rain water and an extra-large double garage with room for 2 4WD's.

All inquiries to exclusive selling agents Tony Maddox Real Estate

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