

Sold

## 25 Clinton St, Toodyay



### Toodyay Cottage 2 x 1 by the Poolside

Every now and then a gem hits the sales market which ticks all the boxes.

- ✓ Wrap around wide verandas
- ✓ Easy to maintain gardens with fruit trees
- ✓ Rainwater as well as scheme water use
- ✓ Fenced salt water swimming pool with solar pool heating
- ✓ Solar power
- ✓ Evaporative AND reverse cycle air conditioning
- ✓ Updated interior throughout

This lovely 2 bedroom 1 bathroom Toodyay home is absolutely worth viewing. The house is set back off Clinton Street on a 792m2 block with a nice mix of established trees, fruit trees and lawn areas.

A major draw card for this garden is the dual water option. The stormwater pipes are connected to the 50,000L rainwater tank allowing you to store water as well as having use of scheme water. This system is set up to allow you to move between scheme water and rainwater as you wish!

The salt water pool has a new pool cell and pump as well as being equipped with solar heating and is fully fenced.

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Price	SOLD
Property Type	Residential
Property ID	1233
Land Area	792 m2

### Agent Details

Jess Corbey - 0895742917

### Office Details

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To the inside – you have a comfortable carpeted loungeroom featuring double windows as well as French door access to the veranda deck area. Overlooking this is the updated U shape kitchen which has everything you need: electric cooking, dishwasher, above and below cupboard space and a breakfast bar. Evaporative AC services this space.

The master bedroom is through the white double sliding doors and is surprisingly sized. This comes with built in robe storage, evaporative and reverse cycle AC.

The second bedroom is past the bathroom and includes built in robe storage, evaporative AC as well as glass sliding door access to the rear veranda deck space.

The bathroom is a personal favourite being smoothly updated to include a floating vanity, glass shower recess and toilet.

This home would suit retirees looking for a small country home OR a first home buyer who would like what this house has to offer – Secure in a great location.

Only a 2km walk to the new Recreation Centre and High School and only 1.3km to the centre of Toodyay with all that this beautiful country town has to offer, have a look and make an offer.

All inquiries to exclusive selling agents Tony Maddox Real Estate

Do yourself a favour and contact the exclusive listing agent below;

Sharon Johnson | 0448 108 545 | [sharon@asktonym.com.au](mailto:sharon@asktonym.com.au)

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