

Sold

## 30 Pensioner Road, West Toodyay



### Secluded 2x1 Country Cottage on 4 Acres

If you are looking for your very own patch of paradise where you can grow your own food and live sustainably – This 4 acre gem is for you!

Featuring a well-established netted orchard including: Plums, pears, oranges, limes, lemons, cherry guavas and apricots which is watered using the property bore.

Along side the concrete and powered 9x6m colourbond shed is a caravan that is included in this sale as well as 2 x chicken pens.

Inside this spacious home, the open plan loungeroom/living/kitchen area welcomes you in and is finished of with tiles flooring, a slow combustion wood fire place, wall mounted split system air conditioning and windows throughout to enjoy all those views!!

Opposite the living space are the spacious 2 bedrooms which include robes recesses and timber-look lino flooring.

Bathroom with large walk-in shower and wall to wall vanity space is located opposite the bedrooms. Separate toilet is also located here.

Functional laundry has its own outside access and is close by the living area.

Property features include:

- 20,000 Gallon rain water tank

 2  1  2  4.00 ac

**Price** SOLD for \$360,000

**Property Type** Residential

**Property ID** 1277

**Land Area** 4.00 ac

### Agent Details

Jess Corbey - 0895742917

### Office Details

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- Established property bore with its own water storage tank
- Bench top gas stove and oven
- Separate toilet
- 1 x reverse cycle air conditioner
- Garden sheds as well as a 9x6m colourbond powered workshop shed
- Netted orchard complete with an array of fruit trees
- Solar hot water unit with an electric booster
- Lovely under covered entertaining space
- Caravan alongside shed

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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