

Sold

9 Broadgrounds Pl, Toodyay



Stop! This is the home you have been waiting for!!

Comfort and style surrounded by stunning views

In need of seclusion, tranquillity, privacy with all the modern comforts you could hope for? You will really want to view this stunning, custom designed home!

Set high up on the hill with fantastic views of the valley below you will find this unique and bespoke home fully of hand-crafted features and surrounded by subtle landscaping.

To the front of the home is the open plan kitchen and living areas. The standout feature is the large full-length windows to take advantage of the view all year round.

The well-equipped, modern kitchen has a full-sized top-quality fridge, freezer and dish-drawer hidden within the cabinets. There is electric controlled cabinetry to one end, induction cooktop in the large island bench and the custom range hood with charcoal filter suspended over the island bench. All of the bench tops are beautifully hand crafted from marri.

The lounge, dining area is huge and has expansive views over the natural bushland and valley below. The skillion roof has feature timber ceilings. The front of the house faces north and uses the sun to warm the concrete floor in winter and the shade from the roof to keep the floor shaded in summer. This solar passive design will really keep your

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Price	SOLD
Property Type	Residential
Property ID	1345
Land Area	11.16 ac

Agent Details

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heating and cooling costs down. For the rare day when the weather is just a bit too warm or cold there is a split system reverse cycle air conditioner to keep you cool or cosy. This, along with all other appliances are powered by the sun via solar panels with excess power being exported to the grid.

In the centre of the home is a light and bright space that is currently being used as a dining room but could also be used as an office. This room is also built on solar passive design and draws in the breeze to flow through the home in spring and summer. There are feature timber sliding doors to the living and bedroom wings that help control the internal climate of the home.

FEATURES

Master bedroom with sliding door access to the deck, there is a split system air conditioner and ceiling fan plus a walk in robe and beautiful ensuite bathroom.

Large second bedroom with high ceilings, ceiling fan and access to the front deck.

Central third bedroom with feature window looking out to the granite rock behind.

Large open plan main bathroom with separate bath, shower and toilet areas

Laundry and separate store room off of the main hallway.

11 acres of beautiful native bushland with kangaroos, echidnas and friends

128,000 Litre rain water tank

3kva solar array with backup generator and mains power

Solar hot water system with back up electric booster

Custom designed carport and workshop with a breathtaking view

This is low-cost sustainable living at its finest!Top of Form

To book your private inspection please call Christie Rennie on 0414 221 744

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