

Sold

## 300 Julimar Rd, Toodyay



PROPOSED RESIDENCE & SHED  
LOTS 13 & 14 - 300 JULIMAR ROAD  
TOODYAY



AVON VALLEY DESIGN & DRAFTING SERVICE ©  
56 WOOLLEY FARM DRIVE  
NORTHEAST W.A. 6401  
0800 000 000



### All the hard work has been done for you!

2-Acre Property with Approved Plans and House Pad Already in Place.

Discover the perfect spot to build your dream home on this expansive 2-acre property, conveniently located close to town. This prime piece of real estate comes with a multi-lot title and everything you need to start construction immediately.

Our Office is able to supply you the following information -

1. Building permit
2. Development approval
3. Septic approval
4. Plans stamped by Shire
5. Plans stamped by architect
6. Certificate of design compliance

#### **\*\*Property Highlights:\*\***

- **\*\*Lot Size:\*\*** 2 acres, offering ample space and privacy. (Lot 13 is .73 Acres (2960m<sup>2</sup>) and Lot 14 is 1.3 acres (5289m<sup>2</sup>))
- **\*\*Ready to Build:\*\*** House pad already prepared, saving you time and effort. Shed base and plans also approved.
- **\*\*Approved Plans:\*\*** Building plans are approved, allowing you to

8,249 m<sup>2</sup>

**Price** SOLD for \$183,000  
**Property Type** Residential  
**Property ID** 1634  
**Land Area** 8,249 m<sup>2</sup>

#### **Agent Details**

Jess Corbey - 0895742917

#### **Office Details**

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



start construction right away.

- **Utilities:** Septic system on-site, ready to be installed.
- **Scenic Views:** Enjoy beautiful, serene views of the surrounding hills.

**Location:**

- **Convenience:** Close to town, providing easy access to shopping, dining, and amenities.
- **Natural Beauty:** Picturesque setting with stunning hillside views.
- **Accessibility:** Well-connected to school bus transportation.

This property is a rare find, combining convenience, readiness for building, and natural beauty. Don't miss the opportunity to create your ideal home in this desirable location. Contact us today to learn more.

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.