

Sold

## 181 Harders Chitty Rd, West Toodyay





### 50 Acre Paradise

Nestled on 50 acres of Toodyay's finest red loam soils, this secluded and private property offers a unique blend of comfortable living and efficient farming. The charming 3-bedroom, 1-bathroom cedar-clad home is perfectly positioned at the back of the property, providing panoramic views of the entire farm. As you enter the home, you're welcomed by the open-plan living and dining area, featuring generous windows that flood the space with natural light and offer stunning views overlooking the property. The tidy kitchen is well-appointed also with generous windows and a good-sized pantry.

Heating and cooling are provided by a central wood burner fireplace, ducted evaporative cooling, individual reverse cycle units, and a ceiling fan. The master bedroom is a generous size with built in robes, offering a peaceful retreat with a beautiful outlook. The two additional bedrooms are conveniently located down the hall, along with the bathroom and laundry facilities.

Outside, the patio area is perfect for entertaining or simply relaxing and enjoying the serene surroundings. The lush, well-established gardens are meticulously maintained, automatically reticulated, and provide a refreshing backdrop to the home. Various outdoor sitting areas are scattered throughout the property, offering numerous spots to unwind and soak in the peaceful atmosphere.

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**Price** SOLD for \$750,000  
**Property Type** Residential  
**Property ID** 1653

### Agent Details

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The double garage, equipped with a remote controlled roller door, provides secure parking and additional storage space.

The property is well-equipped for farming, with an enclosed workshop featuring a concrete floor and power connected, and a large hay shed attached to the rear of the workshop. The hayshed floor could easily be concreted to double the size of the existing workshop. The farm is thoughtfully divided into six paddocks, each with shade trees and water troughs for the stock. Two paddocks are suitable for cropping and hay production and have had superphosphate applied in recent years. The remaining four are ideal for running animals, with sheep currently on the property.

Additional facilities include good sized sheep yards with cattle crush and loading ramp, a fox-proof chicken coop, a small shearing shed, a tack-room, and several lean-tos for storage.

Water is plentiful on the property, with two dams providing water for stock and gardens, five rainwater tanks supplying the house, and a bore that can produce water for reticulated gardens. The long driveway leads from the no-through road, down to a creek crossing, past a dam, then up the hill to the house and sheds, emphasizing the property's sense of seclusion and privacy.

This delightful home and well-maintained property offer a rare opportunity to enjoy a peaceful, rural lifestyle with all the amenities needed for comfortable living and efficient farming. Whether you're looking to embrace a farming lifestyle or simply seeking a tranquil retreat, this property offers the best of both worlds.

For more information or to book in a viewing please contact the listing agent below.

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