

Sold

## 44 Tomkins Bend, Nunile



### Large Family Home in River Hills Estate

Built in 2018, this modern double brick family home has so much to offer. The block is 1192m<sup>2</sup> and the house itself is approx. 205m<sup>2</sup> (261m<sup>2</sup> under roof area). This home has been stylishly designed to create functional spaces with great aesthetic. Combining convenience and functionality, with a blend of contemporary style, creating the ideal home for you.

Located on the top of Tomkins Bend, enjoy the stunning views of Toodyays rolling hills from your front and back yard. The gardens have been set up as easy care including rear lawn and fruit trees, with plenty of additional garden beds to create your veggie patch. The rear yard is fully enclosed and includes the bonus of a sand pit AND cubby with swing set. A small lean to is perfect for storing children's toys or your gardening equipment. The alfresco area overlooks the rear gardens.

The front terraced yard has further veggie patches, plus succulents for easy maintenance. The double garage is perfect to secure your car or turn into your workshop. A personal door to the garage from the front hallway stops you getting stuck in the rain and the remote operated garage door is for your convenience.

Additional parking is available to the front verge for your guests. Side access to the rear yard is to the left of the home.

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**Price** SOLD for \$720,000

**Property Type** Residential

**Property ID** 1680

**Land Area** 1,192 m<sup>2</sup>

#### Agent Details

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The formal entry way via your double front doors leads directly to the parents retreat which is separated from the remaining rooms. This room is of good size and features plush carpets. The huge walk in robe opens into your large ensuite (also accessible from the bedroom itself). This ensuite is super functional with not only a double his and hers vanity, but a double shower! The toilet is separate off the ensuite for your privacy.

The theater room is off the main hall and also has plush carpet for your comfort.

Into the heart of the home is the open plan living / dining / kitchen / family area which is tiled throughout and has lots of natural light. The kitchen includes an abundance of drawers, plus cupboards and the large walk-in pantry, you'll never be short on storage. The oven has been installed to a very convenient and user-friendly height. Features include stone benches, gas cooking, a dishwasher nook and breakfast bar. The fridge recess includes plumbing for a water line if you wish to attach your fridge.

Down the rear hallway you have three well-sized additional bedrooms, all with carpet and built-in robes. An additional tiled space is perfect for a kids play room, or it could be a home office if desired.

Your main bathroom is large and is ideally set out with a separate corner shower, bathtub, toilet and vanity for storage. Your laundry area includes rear access to the yard, plus plenty of space for both a dryer and top or front loader washing machine. The large in-built shelves are great for storage of linens and household items.

The home is serviced by a reverse cycle air-conditioner which creates all year round comfort and was recently replaced in August 2024.

A gas hot water system and scheme water service the home. Solar panels have also been installed to assist in lowering your power bills – 6.6kw panels with a 5kva inverter.

Window treatments are throughout the living areas and bedrooms and all windows and glass doors are double glazed.

Don't miss your chance to live in this friendly community of River Hills Estate. Conveniently located, local amenities are only a short drive or 15-minute walk. Local amenities include a swimming pool, Toodyay District High School, doctor surgery, IGA, Bendigo bank, beauty parlors and various other cafes and gift shops.

Toodyay is just an hours drive from Midland, or just over an hour to Joondalup. Our Wheatbelt super center in Northam is only 20 minutes away and includes Coles, Woolworths, Spudshed, Aldi, various banks, eateries and more.

Property is tenanted at \$570 per week until 25th November 2024.

Contact Faith today to arrange your private viewing on 0499 637 684.

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.

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