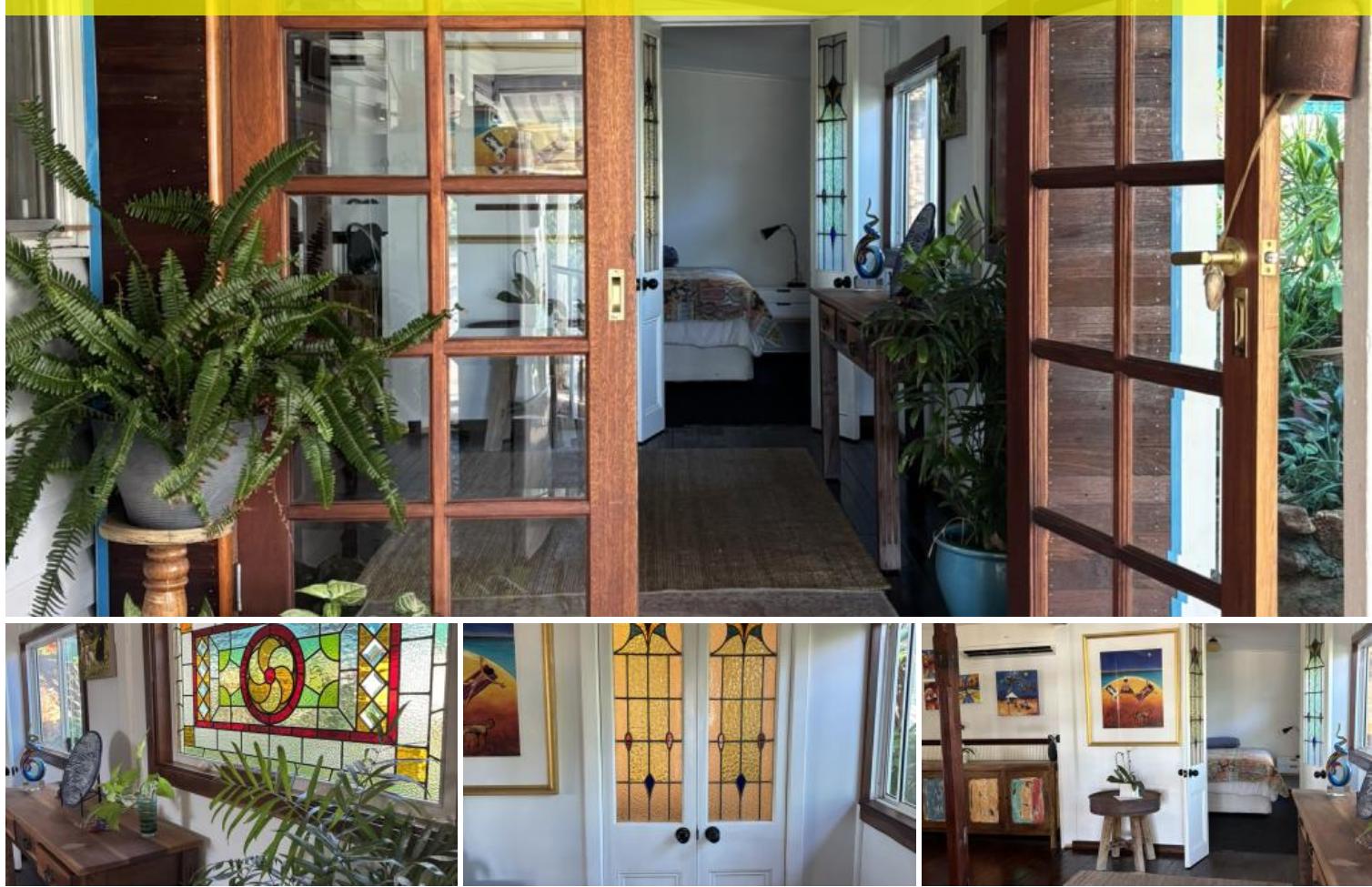


# 199 Julimar Road, Toodyay



## Prime Lifestyle Property with Exceptional Subdivision Potential

Discover the charm, history, and future promise of this beautifully renovated 10-acre property — perfectly positioned just 2km from town with the convenience of scheme water. Offering an enviable blend of lifestyle and opportunity, this is a rare chance to secure acreage with genuine subdivision potential.

The property enjoys **three potential road frontages** with existing **road easements already in place**, opening the door for future development or subdivision (subject to Shire approval). Check the local planning scheme and explore how this unique parcel could evolve to suit your vision.

The home itself is a beautifully renovated 3-bedroom, 1-bathroom residence with original timber floors, reverse-cycle A/C, gas hot water, and a cozy fireplace. Wide verandas invite you to relax and take in sweeping views across the countryside — a lifestyle many dream of.

Outside, the land is divided into four fenced paddocks, with the home separately fenced for privacy. An established orchard provides an array of fruit trees including pears, plums, nectarines, mulberries, lemons, and almonds. Two rainwater tanks complement the scheme water connection for sustainable living.

Steeped in local history, the property still features original sheep yards,

3 1 5 10.00 ac

**Price** Offers from \$850,000  
**Property Type** Residential  
**Property ID** 1796  
**Land Area** 10.00 ac  
**Floor Area** 90 m<sup>2</sup>

### Inspection Times

Sat 21 Feb, 9:30 AM - 10:00 AM

### Agent Details

Jess Corbey - 0895742917

### Office Details

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an old stable, a converted milking shed (now workshop with carport), and traditional machinery and hay sheds — a nod to its heritage as one of the district's original farm homesteads.

A picturesque winter creek meanders through the property, framed by granite outcrops and native bushland. From the elevated rear, the views are simply breathtaking — the perfect setting for your next chapter, whether rural lifestyle or strategic investment.

**A truly rare find — offering space, character, and exceptional future potential.**

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.