

Under Contract

## 20 River Rd, West Toodyay





### Avon River Frontage!

Set on the banks of the Avon River, this stunning riverfront property is less than 10 minutes from the heart of Toodyay. This warm and welcoming timber home offers the perfect escape from the everyday. Positioned on 6.8 acres of gently sloping land, 20 River Road is a private, peaceful sanctuary with space to breathe and room to grow.

Perched on stumps and wrapped in wide verandahs, this 3-bedroom, 1-bathroom home is full of character and comfort. From the front verandah, when the river is up, you can sit and watch the river flow by. For the Avon Descent you have front row seats! From the moment you step into the formal entry hall, you'll be struck by the generous proportions and beautiful natural light that flow throughout.

At the heart of the home is a vast open-plan living and dining space, with soaring high ceilings, polished timber floors, and expansive picture windows that frame idyllic views over the river. A reverse cycle ducted air conditioner ensures year-round comfort, but for some extra romance, a slow-combustion wood fire creates a cosy ambiance in the cooler months.

The kitchen blends rustic charm with functionality, featuring a walk-in pantry, timber cabinetry, an under-bench oven and cooktop, and a beautifully preserved vintage wood stove.

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<b>Price</b>	From \$715,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1803

### Agent Details

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All three bedrooms are of generous size which include built-in robes, ceiling fans, and corner windows that flood each room with light and cross-ventilation. One bedroom, located off the main living area, includes its own split system air conditioner — perfect as a main suite or private guest retreat.

The central bathroom features a clawfoot bath, pedestal basin, and separate shower. A separate toilet and generous laundry round out the interior.

Step outside and you'll find wraparound verandahs offering the perfect vantage point to take in the sights and sounds of the river below. Whether you're enjoying a morning coffee, entertaining friends, or watching the sunset, the outdoor spaces here are as inviting as the interior.

The established, fenced garden is a delight — filled with roses, wisteria, and a variety of flowering plants that bloom brilliantly through spring, creating a burst of colour and charm around the home.

Practical features include a bitumen driveway, a large 12m x 9m powered shed with concrete floor and roller door, and two massive 90,000L rainwater tanks that supply water to the house and garden. To top it off, 20 solar panels are installed on the shed roof, helping to keep power bills low.

This is a rare opportunity to secure a character-filled home in a tightly held riverside pocket, with room to enjoy a peaceful lifestyle, grow a garden, raise animals, or simply relax and unwind surrounded by nature.

Perfect for tree changers, lifestyle seekers, families, or those looking for a unique weekend getaway.

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