

Just Listed

## 28 Moran Street West, Toodyay



### Spacious family Home!

Located less than 10 minutes from Toodyay town centre, this stunning acreage property combines peace and privacy with the convenience of town close by. Set on 5 acres at the end of a no-through road, you'll enjoy a quiet lifestyle with no heavy traffic, while still having easy access to shops, schools, and amenities.

The land offers open paddocks, fully fenced and ready for use — ideal for keeping sheep, goats, horses, or your favourite four-legged companions. Internal fencing provides additional flexibility, perfect for keeping dogs or smaller animals secure close to the house. Excellent water security is assured with a high-quality bore, tested to drinking standard, plus extensive rainwater storage.

The residence is a substantial 4-bedroom, 2-bathroom double brick home with both a theatre room and a study. At its heart is the large open-plan kitchen, dining, and living area, where soaring raked ceilings create a wonderful sense of space. The kitchen is fitted with modern appliances and flows seamlessly into the family living zones, making it the hub of the home. Induction heating and cooling services the open-plan living and master suite, while two large ceiling fans add extra airflow and comfort in the living zone. Each of the minor bedrooms comes complete with its own split system air-conditioner and ceiling fan — ensuring year-round comfort for every member of the household. A solar hot water system adds further practicality and efficiency.

 4  2

<b>Price</b>	From \$869,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1844

### Inspection Times

Sat 20 Sep, 11:00 AM - 11:30 AM

### Agent Details

Sam Woodford - 0408 465 029

### Office Details

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The master suite is privately positioned to one side of the house, complete with a walk-in robe and ensuite bathroom. Located alongside the main bedroom is a separate study, which is perfectly suited for working from home, a nursery, or hobbies — and could just as easily serve as a fifth bedroom if required. On the opposite wing of the home, you'll find three further bedrooms, all with built-in robes and carpet flooring. These rooms are serviced by a family bathroom with shower and vanity, a separate toilet, and a well-equipped laundry with external access.

For extra lifestyle space, the home also includes a dedicated theatre room accessed through French doors — a perfect spot for family movie nights or quiet relaxation.

Outdoors, a huge paved alfresco area provides the ultimate space for entertaining, complemented by a firepit for year-round gatherings. Neat, tidy gardens add charm without the maintenance load, while verandas stretch across the front of the home. A double carport provides everyday parking convenience.

Practical improvements round out the property: a large shed with double roller doors, a concrete floor, and power connected, extensive fencing (both boundary and internal), reliable internet access, and scope for veggie gardens or fruit trees if desired.

This is the perfect blend of country charm and modern living — a spacious family home with multiple living zones and flexible spaces, all set on 5 acres of usable land in a peaceful, no-through road location, just minutes from town.

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

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