

Just Listed

## 36 Tomkins Bend Nunile, Toodyay



### Modern Living Above the Avon.

Freshly completed and never lived in, this stunning Ross Squires 4-bedroom, 2-bathroom home combines modern design with breathtaking views across the Avon Valley. Set high in the River Hills Estate on a generous 1039sqm block, it offers both space and convenience – with Toodyay's town centre just a short stroll away via the nearby footbridge connecting to cafés, shops, and local schools.

#### Built for Families, Designed for Comfort

Step inside and you're welcomed into a home that feels both expansive and inviting. High ceilings and a flowing open-plan layout create a sense of light and ease.

The kitchen is certain to attract attention, featuring an induction cooktop, 900 wide oven, large walk-in pantry, and wide corner windows that flood the space with natural light while framing the rolling Avon Valley landscape. Quality finishes, ample bench space, and room to gather make this a kitchen that's as practical as it is stylish.

The adjoining family lounge and theatre area provide flexible spaces to relax, entertain, or come together.

The master suite is a true retreat – with an oversized bedroom, spacious walk-in wardrobe, and private ensuite. Three additional minor bedrooms, all with built-in robes, ensure plenty of room for the whole family.

 4  2  1,039 m2

<b>Price</b>	From \$779,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1850
<b>Land Area</b>	1,039 m2

#### Inspection Times

Sun 21 Sep, 11:00 AM – 11:30 AM

#### Agent Details

Sam Woodford – 0408 465 029

#### Office Details

Tony Maddox Real Estate  
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## **Quality & Practicality at Every Turn**

This home showcases natural tones that complement its surrounds and highlight the sweeping vistas from almost every window.

Essential services are already in place, with NBN, mains water, power, street lighting, and deep sewerage connected to the block – making modern living effortless.

Also, with farmland at the rear of the property, you get the atmosphere of rural living without the work involved – a perfect balance to the comfort, style, and ease of a modern home.

A concrete driveway leads to the double carport, while the rear of the property has a levelled area ready for a shed – with more than enough room left for gardens, outdoor entertaining.

## **Views & Lifestyle You'll Never Tire Of**

The home's elevated position ensures that no matter where you are – the kitchen, living areas, or bedrooms – you're never far from a captivating outlook. From rolling hills to fertile farmland and the beauty of the Avon Valley.

Adding to the appeal, River Hills Estate is a peaceful and highly sought-after neighbourhood. With nearly all blocks now developed, opportunities to secure a home here are becoming increasingly rare – making this a location as desirable as the home itself.

## **Ready for Its First Owners**

All that's left to do is move in. With modern finishes, generous proportions, and full services, this brand-new home awaits.

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