

## 12 Drummond Street, Toodyay



### Historic Avon River Residence Circa 1890

Steeped in history and timeless character, this remarkable residence—believed to have been constructed between 1890 and 1895 stands proudly as a beautiful example of heritage architecture. With its striking brick and stone construction and stunning street frontage, the home immediately captures attention and offers a rare opportunity to secure a property rich in history and charm. "The front verandah provides ample seating space and views of Mt. Anderson."

Stepping through the front door, you are welcomed into a central hallway where the home's character is immediately on display. Original hardwood flooring, a beautiful archway, and a hanging feature light create a warm and inviting introduction.

Leading from the hallway are the two front rooms, both generous in size. Each features its own built-in fireplace, soaring high ceilings, and hardwood floors, creating inviting spaces full of warmth and atmosphere.

Continuing down the hallway, the second bedroom sits to the left while to the right you'll find the formal dining room—a cozy and welcoming space ideal for family meals or entertaining guests. From here, the home flows naturally into the classic country-style kitchen, which can also be accessed directly from the hallway. The kitchen is beautifully presented with stylish cabinetry, an island bench, and a delightful

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**Price** From \$820,000  
**Property Type** Residential  
**Property ID** 1925  
**Land Area** 1,619 m2

#### Agent Details

Sam Woodford - 0408 465 029

#### Office Details

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outlook across the gardens and into the valley beyond, creating a space that is both practical and picturesque.

Adding further versatility to the home is the charming sunroom currently set up as an alternative dining or living space accessed by the three sets of original French doors. With full glass windows allowing natural light to pour in, this room creates a bright and inviting environment while offering a warm and comfortable retreat during the cooler months.

The main bathroom and laundry area are combined into a generous and functional space, complete with a shower, vanity, and toilet, while still allowing ample room for laundry appliances and storage.

The back verandah provides a protected, comfortable space to enjoy the views into the tree canopy, and across the river to the Avon Valley hills beyond. A sturdy wooden staircase allows access to the ground floor and garden.

Adding another dimension to the property is the split-level design, with the rear undercroft accommodating two separate flats positioned side by side. These flats are separated by a small workshop and shared laundry area.

Each flat offers a comfortable living arrangement, featuring a spacious living area complete with air conditioning, a kitchen space, a separate bedroom and one flat still has the original Metters stove. The bedrooms carry a rustic charm, highlighted by exposed stone and brickwork, while the bathrooms are quaint yet practical, each fitted with a shower, vanity, and toilet. Vehicle access is available to the rear, including undercover parking for both flats with lockup parking spaces for the main house, enhancing the functionality of the property.

Set on an expansive 1,619sqm parcel of land with direct Avon River frontage, the grounds are as captivating as the home itself. Meandering pathways weave through beautifully established gardens, where mature native trees, "fruit trees" and lush plantings create secluded sitting areas and peaceful pockets to relax and unwind. The gardens have been lovingly maintained and gentle presence of the Avon River further adds to the property's uniqueness.

The historical significance, quality craftsmanship, and thoughtful maintenance of this exceptional property combine to create a residence that is both unique and enduring. Not to mention the considerable potential for rental or guest accommodation.

#### **Great Potential Rent Return:**

**Downstairs 1 by 1 Flats = 300.00 per week (each)**

**Upstairs 3 by 1 cottage = 500.00 per week**

**Total potential rent return \$1,100 Per week.**

**Air BNB potential is also great.**

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

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