

Sold

20 Gadsdon Pass, Nunile



Brand-New Living in the Heart of River Hills Estate

Welcome to your brand-new modern home, nestled within the peaceful River Hills Estate and offering a relaxed rural lifestyle just a short stroll from the charming township of Toodyay.

Built by the highly regarded Ross Squire Homes, with over 40 years of experience, this property showcases quality craftsmanship, thoughtful design, and a finish that is sure to impress. Set on a generous 875m² block, the home has been cleverly positioned to maximise space, with a large, flat area to the side—perfect for those wanting to add a shed, workshop, or create a spacious garden.

A double carport and concrete driveway provide a practical and welcoming entry, while inside, the home opens with a spacious master suite positioned at the front. Complete with large windows, ample wardrobe space, and a sleek modern ensuite featuring a double vanity, and walk-in shower with a separate enclosed toilet.

As you move through the home, you're drawn into the light-filled open plan living, dining, and kitchen area—designed to bring people together. Generous windows flood the space with natural light while capturing beautiful views across the Toodyay hills, creating a warm and inviting atmosphere. The kitchen is both functional and stylish, featuring an island bench with a double sink, plenty of storage and bench space, a large walk-in pantry, and the added convenience of

 4  2  875 m2

Price SOLD for \$835,000

Property Type Residential

Property ID 1928

Land Area 875 m2

Agent Details

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direct access from the carport—making everyday living that little bit easier.

The three minor bedrooms are all generously sized, complete with built-in robes, ceiling fans, and carpet, and are positioned alongside a separate kids' retreat or games room—giving everyone their own space to relax and unwind.

Comfort is taken care of year-round with split system air conditioning, while the home is finished with quality vinyl flooring through the living zones and soft carpet to all bedrooms. Fitted blinds, LED lighting throughout, and multiple TV connection points add to the overall convenience, with NBN ready to connect.

Outside, the property is fully fenced with Colourbond steel and features neat, low-maintenance landscaping, with plenty of room to further enhance the space to suit your lifestyle.

This is a fantastic opportunity to secure a brand-new, move-in-ready home in a quiet, scenic location—ideal for families, first home buyers, or anyone looking to enjoy the best of country living with modern comfort.

Property Features:

- 4 bedrooms, 2 bathrooms
- Spacious master suite with modern ensuite & double vanity
- Open plan living, dining & kitchen with stunning hill views
- Island bench, walk-in pantry & ample storage
- Separate kids' retreat / games room
- Split system air conditioning (living & master bedroom)
- Built-in robes & ceiling fans to all minor bedrooms
- Quality vinyl flooring & carpet to bedrooms
- Fitted blinds throughout
- Double carport with direct kitchen access
- 875m² block with side access for shed or garden
- Colourbond fencing,
- Heat pump hot water system
- LED lighting throughout
- Multiple TV points
- NBN, Mains Power, Water and Deep sewerage

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.

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