

Sold

## 529 Toodyay West Road, West Toodyay



### "Spacious Family Living on 3 Acres with Self-Contained Granny Flat"




Set on approximately 3.45 acres of beautifully usable land, this spacious and versatile property offers the perfect blend of country charm, modern comfort, and multi-generational living.

The main residence is a warm and inviting family home, featuring four generously sized bedrooms, all complete with built-in robes, high ceilings, and stunning hardwood flooring throughout. The master suite is well-appointed with a walk-through robe and direct access to a partially completed ensuite, already fitted with plumbing, power, and gyprock—ready for your finishing touch.

At the heart of the home is a huge open-plan living area, designed to comfortably accommodate a growing family. This expansive space incorporates a country-style kitchen with timber benchtops, a cosy fireplace, and French doors that open out to the wraparound veranda and outdoor entertaining area.

Adding further functionality to the home is a versatile utility room, positioned at the front of the home and flowing through to the main living area—perfect as a family drop zone, activity space, or additional sitting room.

The kitchen is complemented by a generous butler's pantry (approx. 2.5m x 5m), ready for fit-out, with plumbing and power already in place

 4  1  3.45 ac

**Price** SOLD for \$910,000  
**Property Type** Residential  
**Property ID** 1937  
**Land Area** 3.45 ac

#### Agent Details

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—ideal for those looking to create a true scullery or additional storage and preparation space.

The home also features a well-equipped laundry with vanity, built-in storage, and a separate toilet, while the main bathroom is generously sized and includes a bath, shower, vanity, and toilet.

Externally, the property continues to impress with extensive infrastructure. A large 9m x 6m powered shed with concrete flooring sits adjacent to the home, complemented by additional shedding including a 5m x 4m enclosed shed with mezzanine and power, a 9m x 4m lean-to suitable for caravans or boats, and a further farm shed at the rear.

The land itself is fully fenced, relatively flat, and highly usable, featuring mature trees, a seasonal winter creek, and multiple rainwater tanks, along with a reliable bore supplying quality water.

Located just a short distance from town, this property offers the perfect balance of rural lifestyle and convenience. With ample space, multiple living options, and endless potential, this is a rare opportunity to secure a property that can truly grow with you.

**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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