Under Contract

34 Rayner Loop Nunile, Toodyay

Space, Style & Country Views

Enjoy the best of modern living and country surrounds with this brand-new four-bedroom, two-bathroom home in the popular River Hills Estate. Set on a generous 1,033m² block and enjoying a peaceful outlook across neighbouring farmland, this is a home designed to offer space, comfort and an easy lifestyle from the moment you move in.

The well-planned layout provides plenty of room for families, with a large open-plan kitchen, dining and living area forming the heart of the home, along with a separate activity room providing that valuable second living space.

The kitchen is a standout feature, complete with a large central island and breakfast bar, induction cooktop, oven, soft-close cabinetry and spacious walk-in pantry. With plenty of preparation and storage space, along with provision for a dishwasher, it's a practical and well-designed kitchen ideal for everyday living and entertaining.

Accommodation includes four generous bedrooms, with the spacious master suite featuring an extensive walk-in robe, private ensuite and separate toilet. The secondary bedrooms are also generously sized and feature ceiling fans and built-in robes with sliding doors, providing plenty of practical storage space.

Both bathrooms have been finished with modern fixtures including hobless showers, semi-frameless shower screens and mixer taps, while

4 2 1,036 m2

Price	From $890,000
Property Type	Residential
Property ID	1984
Land Area	1,036 m2

Agent Details

Sam Woodford - 0408 465 029

Office Details

Tony Maddox Real Estate
100 Stirling Tce Toodyay WA 6566
Australia
08 9574 2917

tony maddox realestate

the laundry includes an inset trough and cabinetry.

The home comes complete with air conditioning, LED lighting throughout, quality vinyl plank flooring to the main living areas, carpets to the bedrooms, fitted blinds, skirting boards, a heat pump hot water system and NBN readiness.

Outside, the property has much potential, with a landscaped and irrigated front yard, Colorbond perimeter fencing and concrete finishes to the driveway and outdoor living areas. The generous block still provides plenty of space to create your ideal backyard, while the surrounding farmland adds a wonderful rural feel to the property.

Conveniently positioned within walking distance of Toodyay District High School and the community sporting precinct, with easy access into the Toodyay town centre, this is a fantastic opportunity to secure a complete new home without giving up the space and atmosphere of country living.

Features You'll Love

- Brand-new 4-bedroom, 2-bathroom home
- Generous 1,033m² block
- Peaceful outlook across neighbouring farmland
- Spacious open-plan kitchen, dining and living
- Separate activity room
- kitchen benchtops
- Island bench with integrated breakfast bar
- Induction cooktop and oven
- Large walk-in pantry
- Soft-close kitchen cabinetry
- Dishwasher provision
- Large master suite with walk-in robe
- Ensuite with separate toilet
- Built-in robes to secondary bedrooms
- Hobless showers and semi-frameless shower screens
- Air conditioning
- LED lighting throughout
- Vinyl plank flooring to main living areas
- Carpets to bedrooms
- Fitted blinds throughout
- Heat pump hot water system
- NBN ready
- Landscaped front yard with irrigation
- Colorbond perimeter fencing
-
- Connected to deep sewerage
- Mains water connected
- Concrete driveway and outdoor living areas
- Walking distance to school and sporting facilities
- Easy access to Toodyay town centre

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.