

Under Contract

134 Malkup Brook Road, Julimar



Peaceful 10 Acre Retreat with Space, Sheds & Style

Set amongst 10 acres of beautiful natural bushland, this impressive rural property combines a spacious family home, excellent shedding and plenty of room to enjoy the country lifestyle. Mature trees provide a wonderful sense of privacy, while the parkland-style paddocks and good fencing offer space for sheep, animals and those looking for a little more freedom.

At the heart of the property is a beautifully presented 3 bedroom, 2 bathroom brick home with a generous open-plan kitchen, dining and living area. Large windows capture the surrounding bushland and provide a lovely outlook across the property, while timber-look tile flooring, downlights, zoned reverse-cycle air conditioning and a wood fire make this an inviting space year-round.

The kitchen is a real standout, offering an abundance of bench space, cupboards and drawers, a large gas cooker and plenty of room for the family to gather. Flowing directly from the kitchen is the beautifully updated scullery and laundry, providing excellent additional bench space, storage and practicality, before continuing through to the renovated main bathroom.

Accommodation includes three well-sized bedrooms, with the spacious main bedroom featuring a walk-in robe and private ensuite. Large windows fill the room with natural light while providing a beautiful

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Price	From \$980,000
Property Type	Residential
Property ID	1986

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outlook across the property, and sliding doors open directly onto the front patio, making the most of the peaceful rural surroundings.

Outdoor living is equally impressive, with extensive paved and covered entertaining areas providing plenty of room for family gatherings, barbecues or simply relaxing and taking in the peaceful surroundings. A large paved fire pit area overlooks the property and makes the most of the home's elevated position and bushland outlook. Attached to the home is also a high-clearance carport, ideal for storing a caravan, boat or camper.

For those needing storage or workshop space, the property is exceptionally well equipped with multiple sheds, including powered workshop space with concrete flooring, along with additional machinery and general storage sheds. Excellent rainwater storage and solar panels further complement the property's rural setup.

An additional powered studio is also located on the property, complete with a concrete floor and existing bathroom/laundry-style facilities. The studio is a fixer-upper with great potential to improve the space and make it your own.

The land itself is a major feature, offering a wonderful mix of established native bushland and more open parkland areas. A fenced rear paddock provides space for animals, while an existing shelter offers further practical use. All of this is positioned in a peaceful rural setting approximately 15 minutes from Toodyay town centre.

A beautifully maintained lifestyle property offering a comfortable family home, excellent infrastructure and 10 acres of classic Toodyay countryside.

Property Features

- 10 acres of beautiful rural land
- Well-presented 3 bedroom, 2 bathroom brick home
- Spacious open-plan kitchen, dining and living area
- Large kitchen with extensive bench space, cupboards and drawers
- Large gas cooker
- Updated scullery and laundry
- Updated main bathroom
- Spacious main bedroom with ensuite and walk-in robe
- Large main bedroom windows with beautiful property outlook
- Sliding door access from main bedroom to front patio
- Timber-look tiled flooring through the main living areas
- Zoned reverse-cycle air conditioning
- Wood fireplace
- Downlights throughout
- Large living area windows capturing beautiful bushland views
- Extensive covered outdoor entertaining areas
- Large paved fire pit area
- Solar panels
- Excellent rainwater storage
- Multiple sheds and workshop areas
- Powered shed/workshop with concrete floor

- Additional machinery and general storage sheds
- High-clearance carport suitable for caravan, boat or camper
- Good fencing throughout
- Fenced parkland-style paddock ideal for sheep or other animals
- Additional animal shelter
- Mix of mature trees, natural bushland and open parkland
- Additional powered studio with concrete floor and existing bathroom/laundry-style facilities
- Studio offering potential as a renovation/project
- Approximately 15 minutes from Toodyay town centre

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