

LOT 109 Donkey Crossing Dumbarton, Toodyay



72 Acres of Stunning Rural Land with Panoramic Views

Set across 72 acres of beautiful rural countryside, this impressive property offers a fantastic combination of usable land, natural bush, dramatic rocky outcrops and some truly sensational elevated views.

The property begins relatively level, providing plenty of usable ground and an excellent area for a future home, sheds, animals or additional paddocks. From here, the land gradually rises toward an impressive natural hill that forms a major feature of the property, with established trees, native bushland and striking granite and rocky outcrops creating plenty of character.

Make your way to the top and the outlook is something special. Sweeping panoramic views stretch across the surrounding countryside, with the Avon River, railway line and Toodyay township in the distance. It is an incredible vantage point and a fantastic place to simply take in the landscape.

Importantly, much of the groundwork for developing the property is already in place. Mains water and mains power are connected, while a good-sized shed with a concrete floor provides useful infrastructure from day one.

Despite its peaceful and secluded setting, the property enjoys good access from Northam-Toodyay Road and is conveniently positioned approximately 7 minutes from Toodyay town centre and around 17

 2  4  72.00 ac

Price	From \$780,000
Property Type	Residential
Property ID	1989
Land Area	72.00 ac

Agent Details

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minutes from Northam.

For buyers looking to build their dream rural home, keep a few animals, enjoy the land or simply secure a substantial lifestyle holding with outstanding views, this is an incredibly appealing property with enormous potential.

Property Features

- Approximately 72 acres
- Excellent mix of usable land, paddocks and natural bush
- Large elevated hill contained within the property
- Spectacular rocky and granite outcrops
- Sensational panoramic views from the higher country
- Views toward the Avon River, railway and Toodyay
- Plenty of level ground suitable for a future homesite
- Mains water connected
- Mains power connected
- Powered shed with concrete floor
- Good vehicle access
- Private and secluded rural setting
- Approx. 7 minutes to Toodyay
- Approx. 15 minutes to Northam

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