7 Gadsdon Pass Nunile, Toodyay









Modern Living in River Hills Estate

3 2 1,258 m2

Set within the popular River Hills Estate, 7 Gadsdon Pass, Nunile presents a fantastic opportunity to secure a modern family home on a generous 1,258sqm block, with plenty of room to make the property your own.

Built in 2024 by Ross Squire Homes, this three-bedroom, two-bathroom home offers a practical modern layout designed around comfortable family living. At the heart of the home is the spacious open-plan kitchen, dining and living area, creating a bright and welcoming central space for everyday life.

The kitchen offers plenty of storage and includes a large walk-in pantry, which conveniently flows through to the laundry.

Positioned separately from the minor bedrooms, the master bedroom is generously sized and complete with a walk-in robe and private ensuite. At the opposite end of the home, both minor bedrooms are well proportioned with built-in robes.

Adding to the versatility is a separate activity room/kids' retreat positioned near the minor bedrooms. This is a great additional living space for families and could just as easily be set up as a theatre room, games room or home office.

Vinyl flooring runs throughout the home, while reverse-cycle air conditioning provides year-round comfort. Solar panels together with

Price	$790,000
Property Type	Residential
Property ID	2000
Land Area	1,258 m2

Agent Details

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battery storage are another excellent addition, helping make the home more energy efficient and economical to run.

Outside, the home features a good-sized patio overlooking the surrounding countryside and towards the Toodyay township — a great spot to sit back and enjoy the outlook.

The 1,258sqm block remains largely a blank canvas, giving the next owner plenty of opportunity to landscape and develop it to suit their needs. Side access leads towards the lower section of the property, where there is excellent potential for a large shed or workshop, subject to the relevant approvals.

Located only a short distance from Toodyay town centre, the property also enjoys convenient access to the local school and recreation centre, including the swimming pool, basketball courts and football oval. Walking or riding into town is also within easy reach.

Modern, spacious and still offering plenty of potential, 7 Gadsdon Pass is an excellent opportunity to settle into one of Toodyay's popular residential estates and put your own finishing touches on a near-new home.

For more information or to book an inspection please contact the listing agent below.

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