8 Tomkins Bend, Toodyay









Modern Living in River Hills Estate

3 2 890 m2

Set on a generous 890m² block in the popular River Hills Estate, this beautifully presented three-bedroom, two-bathroom brick veneer home offers modern, low-maintenance living with plenty of space both inside and out. Built in 2022, the home combines contemporary finishes with a practical layout, making it an excellent option for families, couples or anyone looking for a near-new home close to Toodyay.

From the street, the property presents beautifully with established front gardens, and concrete driveway. The larger-than-standard double garage provides excellent space for vehicles while still leaving room for storage, tools or a small workshop area. Solar panels add another practical feature to this modern home.

Step inside and you're welcomed by a bright, modern interior with tiled flooring and downlights flowing through the main living areas. Reverse-cycle air conditioning provides year-round comfort, while the home's well-designed floorplan creates an easy connection between the living, dining and kitchen spaces.

At the heart of the home is the spacious open-plan kitchen, dining and living area. The contemporary kitchen is beautifully finished with marble benchtops, plenty of bench and drawer space, induction cooktop, oven and rangehood. A large island bench with an integrated sink provides additional preparation space while creating a natural

Price	Price Reduced – Now $775,000
Property Type	Residential
Property ID	2001
Land Area	890 m2

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gathering point overlooking the living and dining areas.

The master bedroom is generously sized and includes a walk-in wardrobe, ceiling fan and private ensuite. The ensuite continues the modern styling with a floating vanity and walk-in shower, creating a clean and contemporary finish.

Both minor bedrooms feature built-in robes, ceiling fans and roller blinds, making them ideal for children, guests or even a home office if required.

The main bathroom is another standout, finished with floor-to-ceiling tiling and featuring a bathtub, separate shower with glass screen and floating vanity. A spacious laundry offers plenty of bench, drawer and storage space, continuing the practical design found throughout the home.

Outside, the covered alfresco area provides a fantastic extension of the living space, complete with a ceiling fan and downlights, making it a great spot for barbecues, entertaining friends or simply relaxing outdoors.

The backyard is largely open and usable, giving the new owners plenty of freedom to make the space their own. Whether that's establishing gardens, creating additional outdoor entertaining space, adding a shed or simply keeping plenty of room for the kids and pets, there is excellent potential to shape the backyard to suit your lifestyle.

The property is well serviced with mains water, deep sewerage and NBN, along with a 25,000L rainwater tank plumbed into the home. Combined with the solar panels, these features add further practicality to an already well-equipped property.

With a modern 2022-built home, reverse-cycle air conditioning, solar panels, oversized garage, excellent outdoor entertaining and a generous usable block, 8 Tomkins Bend is ready for its next owners to simply move in and enjoy.

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