49 Timberden Drive, Julimar









50 Acres of Privacy, Space & Spectacular Country Views

Set across 50 acres of beautiful countryside, this exceptional rural property offers the perfect combination of privacy, usable land, natural bushland and a spacious family home, all surrounded by some truly impressive views.

A long private driveway leads you away from Timberden Drive and into the property, with the home privately positioned well back from the road. Once you arrive, there is a wonderful sense of space and seclusion, with beautiful views stretching across the property's paddocks, rolling countryside and surrounding bushland.

The land itself is a beautiful mix of open, usable paddocks and established natural bush, with a winter creek running through the property and a dam adding another valuable feature. There is plenty of room for horses, cattle or other livestock.

Positioned to take advantage of the outlook is the spacious four-bedroom, two-bathroom timber home. Wide verandahs provide a fantastic place to sit back and enjoy the surrounding countryside, with views across the paddocks and towards the below-ground swimming pool.

Inside, polished timber floors bring plenty of warmth and character to the home. One of the standout spaces is the large lounge, where a beautiful high raked ceiling with exposed timber beams creates an

4 2 50.00 ac

Price	From $1,100,000
Property Type	Residential
Property ID	2004
Land Area	50.00 ac

Agent Details

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impressive sense of space. A wood fireplace, split-system air conditioning and ceiling fan make this a comfortable family living area throughout the seasons.

The kitchen and dining area continues to make the most of the setting. The kitchen offers generous bench and cupboard space, a walk-in pantry and large windows framing beautiful views across the property. Alongside, the spacious dining area has plenty of room for a large family table and provides another inviting place for everyone to come together.

The master suite is privately positioned at one end of the home and includes a walk-in robe and ensuite with shower, vanity and toilet. Adjoining the master is a fantastic additional living space accessed through French doors. Currently suited as a home office or parents' retreat, its generous proportions also allow it to function as another lounge, sitting room or flexible family space.

The three minor bedrooms are positioned separately and each offers a built-in robe and ceiling fan, while the family bathroom includes a bath, shower and vanity. A good-sized laundry provides additional practicality, with a separate toilet and direct access outside.

Outside, the below-ground swimming pool is perfectly positioned alongside the home and verandah, creating a brilliant place to spend the warmer months while still enjoying the surrounding rural views. Solar panels, substantial water storage and a double carport add further practicality.

For those needing serious storage or workspace, there is also an approximately 7m x 12m shed. Positioned alongside the shed is a poly water tank with rainwater catchment from the shed roof, while its primary water supply comes from the windmill bore. From here, the water is gravity fed down to the house, supplying the garden taps and toilets.

Despite the incredible privacy and peaceful rural setting, the property remains conveniently located approximately 15 minutes from the Toodyay town centre and around 54 minutes from Joondalup.

With 50 acres to explore, room for animals, a winter creek, dam, substantial shed, swimming pool and a spacious four-bedroom family home, this is a property that offers far more than just a place to live. It's an opportunity to enjoy space, privacy and a genuine country lifestyle surrounded by beautiful Western Australian countryside.

For more information or to book in a viewing, please contact the listing agent below.

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