178 Harders Chitty Road, West Toodyay









104 Acres of Beautiful Countryside, Productive Farmland & Rural Charm

Set amongst the beautiful rolling countryside of West Toodyay, Yandanjerry presents a wonderful opportunity to secure 104 acres (42.05 hectares) of established rural land, offering a fantastic combination of productive farmland, natural beauty and comfortable country living.

With sweeping views across Rose Valley, gently undulating paddocks, established trees and excellent farming infrastructure, this property offers the space, versatility and lifestyle that make rural living so appealing.

The Land – 104 Acres of Opportunity

The property is a beautiful mixture of open, usable farmland and established natural surroundings, with approximately 65 acres of arable land and the balance comprising treed areas, eucalyptus plantations and established house grounds.

The gently undulating landscape provides a wonderful rural outlook, with open paddocks stretching across the property and mature trees scattered throughout, offering shade and shelter for livestock.

Historically used for agricultural purposes, including hay production and cropping of oats and lupins, the property offers plenty of potential for buyers looking to continue farming, run livestock or simply enjoy a

4 2 104.00 ac

Price	From $1,099,000
Property Type	Residential
Property ID	2011
Land Area	104.00 ac

Agent Details

Sam Woodford - 0408 465 029

Office Details

Tony Maddox Real Estate
100 Stirling Tce Toodyay WA 6566
Australia
08 9574 2917

rural lifestyle with room to move.

The land is divided into 10 working paddocks, with fencing, gates and an extensive stock watering system already established.

Whether you're looking to run sheep, cattle or other livestock, enjoy a hobby farm or simply embrace the peace and quiet of country living, this property provides an excellent foundation.

The Home – Comfortable Country Living

Positioned amongst established gardens and mature trees, the four-bedroom home enjoys lovely views across the surrounding countryside.

While an older-style residence, the home has been well maintained and offers a warm, welcoming atmosphere with plenty of rustic country character.

Inside, the home features a spacious open-plan kitchen, dining and living area, complete with exposed timber beams, timber finishes and a large wood fireplace, creating a cosy and inviting space during the cooler months.

The country-style kitchen offers practical bench space and storage, while the adjoining dining and living areas provide plenty of room for family gatherings and everyday living.

Accommodation consists of four bedrooms, a main bathroom and the added convenience of a second shower and toilet located within the laundry.

Outside, the home is complemented by generous verandahs and a large covered timber entertaining deck overlooking the established gardens and rural landscape.

It's the perfect place to sit back, enjoy a morning coffee or entertain family and friends while taking in the peaceful country surroundings.

Excellent Water Supply & Farming Infrastructure

A standout feature is its extensive water infrastructure, providing a fantastic setup for both residential and agricultural use.

The property benefits from two operational solar-powered bores, supplying water to stock and garden storage tanks, along with substantial rainwater storage, and quality dam.

The extensive stock watering system includes nine concrete troughs distributed throughout the paddocks, providing convenient access to water for livestock.

For those looking to continue farming or require substantial storage, the property also features a large operational hay shed with a concrete floor, concrete aprons and generous drive-through access, originally designed to accommodate approximately 3,500 hay bales.

The combination of established water infrastructure, productive paddocks and substantial shedding makes this a particularly appealing rural holding.

Established Gardens, Orchard & Beautiful Surroundings

Surrounding the home is a wonderful collection of established gardens, mature trees and an extensive orchard.

The orchard features a variety of fruit and nut trees, including citrus, figs, mulberries, pecans, olives, apples and plums, along with established grapevines.

A eucalyptus plantation of approximately 3,000 trees adds another attractive feature to the landscape, complementing the natural bushland and open farmland.

One particularly charming feature is the small timber and iron summerhouse, positioned at an elevated point of the property, providing a lovely place to sit and appreciate the surrounding countryside.

From the rolling paddocks and established gardens to the magnificent valley views, the property offers a wonderful connection to the natural landscape.

Property Features:

Land & Farming

- Approximately 104 acres (42.05 hectares)
- Approximately 65 acres of arable farmland
- Beautiful gently undulating countryside
- Elevated views across Rose Valley
- 10 working paddocks with established fencing and gates
- Historically used for hay production, oats and lupin cropping
- Fertile loam soils
- Established eucalyptus plantation of approximately 3,000 trees
- Mature trees providing shade and shelter for livestock
- Suitable for a variety of farming and rural lifestyle pursuits

The Home

- Four bedrooms
- Main bathroom
- Additional shower and toilet in the laundry
- Spacious open-plan kitchen, dining and living area
- Rustic timber finishes and exposed ceiling beams
- Large wood fireplace
- Evaporative air conditioning
- Main bedroom with walk-in robe
- Walk-in pantry and additional linen storage
- Covered timber entertaining deck
- Verandahs along the western and northern sides
- Double carport
- Established gardens and mature trees

Water & Infrastructure

- Two operational solar-powered bores
- Approximately 160,000 litres of rainwater storage servicing the home and associated tanks
- Additional water storage for gardens and livestock
- Nine concrete stock watering troughs

- Freshwater dam
- Fenced salty soak
- Large hay shed with concrete flooring and aprons
- Drive-through shed access for machinery and equipment
- Hay shed originally designed for approximately 3,500 bales

Gardens & Additional Features

- Established fruit and nut orchard
- Citrus, figs, mulberries, pecans, olives, apples and plums
- Established grapevines
- Beautiful collection of mature native and exotic trees
- Charming timber and iron summerhouse
- Peaceful rural setting with expansive countryside views

A Wonderful Country Lifestyle Awaits

Properties offering this combination of productive farmland, established infrastructure, beautiful countryside and comfortable country living are always worth considering.

Whether your dream is to operate a working farm, establish a hobby farming lifestyle, enjoy the freedom of owning acreage or simply escape the hustle and bustle, Yandanjerry offers an outstanding opportunity to make that dream a reality.

104 acres of beautiful West Toodyay countryside, ready for its next chapter.

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.