Just Listed

13 Tomkins Bend, Toodyay









Modern Home, Stunning Gardens & Exceptional Outdoor Entertaining

3 2 964 m2

Built in 2022 and beautifully established on a generous 964m² block, this impressive three-bedroom, two-bathroom home offers a fantastic combination of modern comfort, spacious living and exceptional outdoor entertaining. With beautifully landscaped gardens, a large workshop and an excellent location within walking distance of the Toodyay town centre, this is a property where all the hard work has already been done.

Step inside and you'll immediately appreciate the high ceilings and generous open-plan living, kitchen and dining area. The beautifully appointed kitchen features a large island bench with a stunning timber benchtop, ample cupboard and drawer storage, a large freestanding gas cooker with oven, dishwasher and striking blue tiled splashback. The spacious living area is complete with a freestanding wood fireplace, while split-system air conditioning provides additional heating and cooling throughout the seasons.

The master bedroom is generously proportioned, complete with a walk-in robe and modern ensuite, while the two additional bedrooms feature built-in robes and ceiling fans. The stylish main bathroom includes a separate shower and bathtub.

Outdoor entertaining is where this property truly shines. Flowing directly from the main living area is an expansive alfresco, beautifully

Price	From $890,000
Property Type	Residential
Property ID	2019
Land Area	964 m2

Agent Details

Sam Woodford - 0408 465 029

Office Details

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

tony maddox realestate

finished with a stunning timber-look ceiling, downlights, ceiling fans and outdoor blinds. Complete with a fantastic outdoor kitchenette featuring generous cabinetry, and barbecue facilities, this impressive space provides the perfect setting for entertaining family and friends throughout the year.

Beyond the alfresco, the beautifully landscaped gardens lead to a second outdoor retreat, featuring a charming timber gazebo with paved surrounds, a fire pit and a lovely outlook towards the surrounding hills. It's a wonderful spot to sit back, unwind and enjoy the peaceful surroundings.

The gardens themselves are another standout feature, with an abundance of established native plants, mature shrubs, reticulated garden beds, attractive stone paving and quality retaining walls. Every aspect of the outdoor space has been thoughtfully designed and beautifully maintained, creating a property that feels private, established and ready to enjoy.

For those needing additional storage, secure parking or a dedicated workshop, the property also features a substantial 7m x 9m shed with 3m-high walls and a concrete floor, offering plenty of versatility for vehicles, hobbies and storage. There is also a dedicated concrete parking pad, ideal for accommodating a caravan.

The location is another major advantage, with Toodyay's cafés, restaurants, pubs and local shops all within walking distance. Toodyay District High School and the local recreation centre, featuring a public swimming pool, tennis courts, basketball courts and sporting oval, are also conveniently located nearby.

Property Features

- Modern 3-bedroom, 2-bathroom home built in 2022
- Generous 964m² block with approximately 136m² of floor area
- High ceilings and spacious open-plan living
- Beautiful kitchen with timber island benchtop, ample storage, large freestanding gas cooker and dishwasher
- Split-system air conditioning and freestanding wood fireplace
- Generous master bedroom with walk-in robe and ensuite
- Built-in robes and ceiling fans to minor bedrooms
- Modern family bathroom with separate shower and bathtub
- Expansive alfresco with beautiful timber-look ceiling, downlights and ceiling fans
- Outdoor kitchenette with cabinetry, sink and barbecue facilities
- Outdoor blinds for added comfort and protection
- Separate timber gazebo/pergola with paved entertaining area
- Outdoor fire pit and seating area
- Lovely outlook towards the surrounding Toodyay hills

- Beautifully established native gardens with reticulation
- Attractive stone paving and quality retaining walls
- Large 7m x 9m (63m²) shed with 3m-high walls and concrete floor
- Excellent workshop, vehicle parking and storage space
- Mains power, NBN and deep sewerage
- Walking distance to Toodyay town centre and local amenities

Offering the perfect balance of modern living, exceptional outdoor spaces and beautifully established surroundings, this is a fantastic opportunity to secure a quality home in a convenient location. With so much already completed, all that's left to do is move in, relax and enjoy everything this wonderful property has to offer.

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.