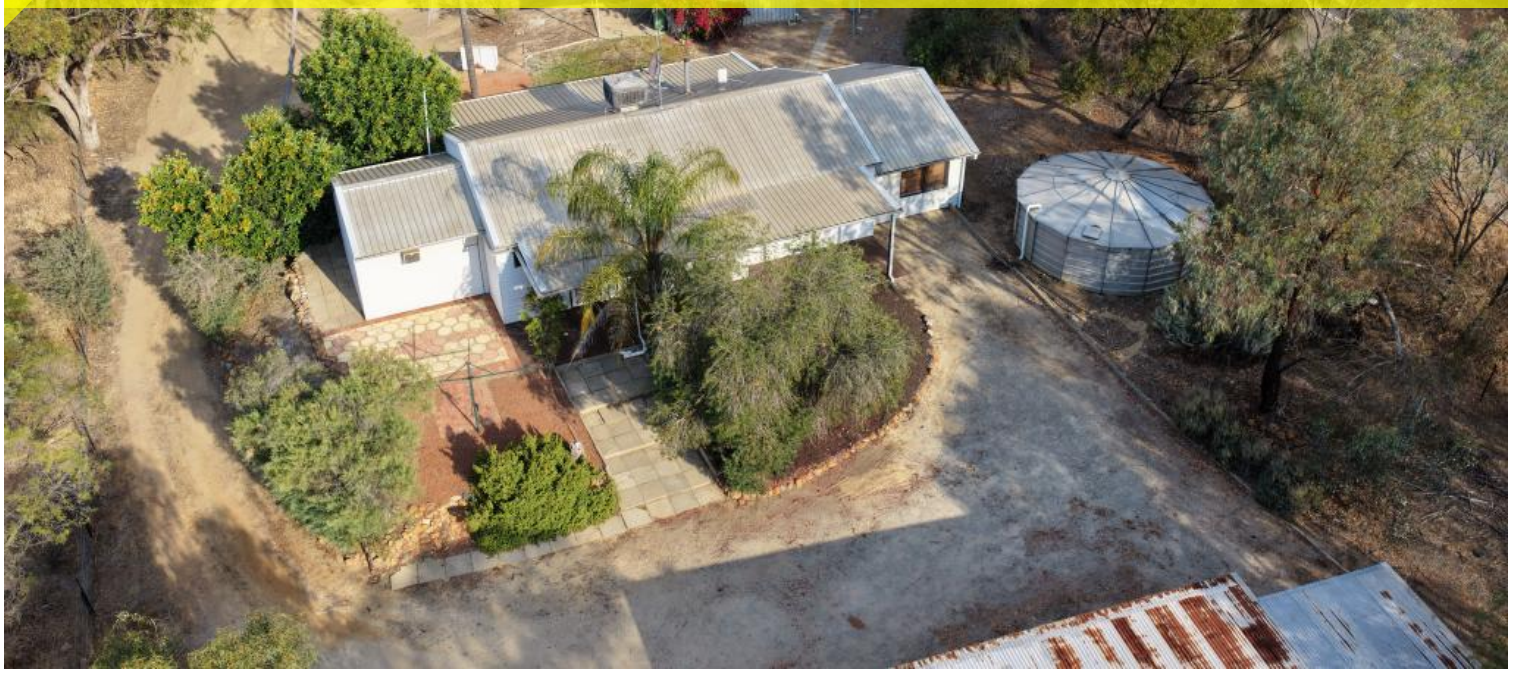
Just Listed

33 Avon Terrace, West Toodyay









A Country Lifestyle with 2929m2 to Enjoy

3 2 1 2,929 m2

Located approximately 5.5km from the Toodyay townsite, this well presented 2,929m² rural lifestyle property offers space, privacy and comfortable country living. Recently renovated, the Hardiplank and iron home features three bedrooms, two bathrooms and the added bonus of a private study or parents' retreat.

Freshly painted throughout with brand new carpets, the home offers a modern kitchen overlooking the open plan living area, ducted evaporative air-conditioning throughout and a Bushman wood heater to keep you cosy during the cooler winter months.

Under your verandah, enter through the updated laundry / mudroom at the rear of the residence, which flows through to the two minor bedrooms (one with large wardrobe recess). Each bedroom has new carpet, is freshly painted with wooden venetian blinds. This area has its own large updated modern bathroom which includes a vanity, shower and a separate toilet.

Heading to the main living area opens to your updated kitchen, complete with a bay window overlooking the rear of the property. The kitchen features plenty of cupboard and bench space, electric oven / stove top and a good size walk in pantry. The tiled living room features wood heating for the central hub of the house. A sliding door takes you out to a verandah area overlooking the yard and garden area – a

Price	From $725,000
Property Type	Residential
Property ID	2020
Land Area	2,929 m2
Floor Area	181 m2

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beautiful little spot to sit in peace, listening to the crickets and take in the starry country night skies.

The main bedroom is spacious, freshly painted with new carpets, walk in robe recess and its own updated modern ensuite. Added bonus here for the parents wanting a quiet escape - off this area is also a large private parent's retreat (oh the possibilities!).

Property features include a large 9 x 6 powered shed with attached carport, scheme water, plenty of rainwater storage with pressure pump connection to external tap for gardens, garden shed with its own little verandah, a spacious backyard all with easy care gardens.

This property offers a rural setting with good space from neighbours while remaining within easy reach of the Toodyay townsite.

Property features:

- Freshly painted and new carpets installed
- Ducted evaporative air conditioning
- Wood fire heating
- Electric cooking
- 9 x 6 powered shed
- Scheme water
- Rainwater tanks for the gardens
- Electric hot water system

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.

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