

Sold

## 49 Beaufort Street, Toodyay



### On 11.3 acres this massive brick home is only...

A formal front entry hall leads you into the large family home. Up the top end is the master bedroom suite which features a walk in robe and beautifully appointed ensuite bathroom with extra large shower and separate toilet.

The master bedrooms lead out to the formal lounge room area and through to the large country style kitchen which has views across the hills out the kitchen sink window. The kitchen features heaps of built in cupboards, a new but old look farmhouse style double gas oven and stove, built in dishwasher, built in double fridge space (with tap for water) and built in double pantry cupboard.

The kitchen leads into the open plan dining room and family room which looks out across the front paddock.

The three children's bedrooms are all good sizes and up this end of the house is the activity room so your children can have their own lounge room or play room set up! Plus the main bathroom, separate toilet and large laundry.

The dining room leads out to the small rear patio where you can sit and look over the hills of Toodyay.

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**Price** SOLD for \$550,000  
**Property Type** Residential  
**Property ID** 290  
**Land Area** 11.30 ac

### Agent Details

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### Office Details

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The whole house is serviced by ducted reverse cycle air conditioning and polished floorboards extend throughout the entire house. The hot water is provided for by the solar hart which is set up to be automatically temperature controlled and backed up with an instant gas hot water system. The home is approximately 10 years old.

Built onto the end of the house is the double garage with a small store room to the rear.

Plus there is the old cottage / shed which has power connected and is ready to be transformed into a nice granny flat or excellent storage shed.

The property is 11.3 acres (4.48 hectares) of good soils and is fenced into a large front paddock and smaller paddock to the top end of the block.

The house is situated right on top of the hill to get the best of the views from all angles.

There is a 20,000 gallon tank for rain water collection but also a bore on the property which produces good water for stock or for the retic to keep your gardens green.

This property is currently leased and brings in a good rental return of \$420 per week to the best tenants you could ever ask for making this a very attractive investment property if that is what you are looking for.

Please contact us at the office on 9574 2917 to arrange a time to view this impressive property.

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