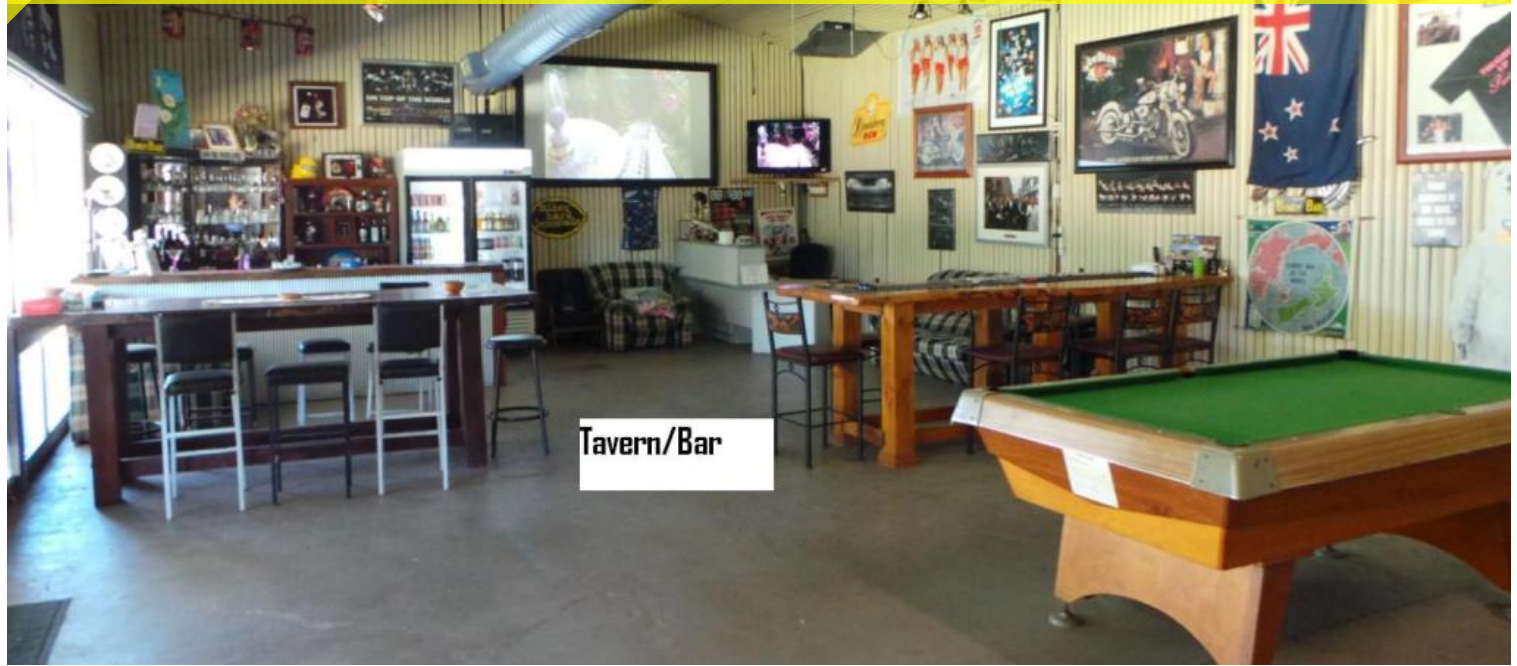


Sold

## 586 McKnoe Drive, Toodyay



Tavern/Bar



Verandah Bar



Eating Area



Picnic Verandah & Ponds

### Ideal Horse Property

This property is certainly ideal for those who love to entertain. There is heaps of space for friends to socialize, with overnight accommodation for the ones that party on!!!.

Set on 27 acres and located in the Morangup subdivision, with fully fenced paddocks and suitable for horses, cattle or sheep this property has been well set up by the present owners to run as a small hobby farm. The following information gives you all the details on the property, if you require any further assistance, please call the listing agent Tony Maddox on his mobile 0408 926 497

#### LOCATION:

Morangup is situated between Gidgegannup and Toodyay, a rural subdivision offering a close community lifestyle.

#### SERVICES AVAILABLE:

- school bus pick up and drop off for primary & high school
- rubbish collection
- mail delivery

Mains power, telephone landline and ADSL broadband is connected

#### LAND:

27 acres suitable for stock with 5 fenced paddocks, a reticulated orchard and a spring fed dam.

3 1 4 25.00 ac

Price	SOLD
Property Type	Residential
Property ID	312
Land Area	25.00 ac

#### Agent Details

#### Office Details

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



#### PROPERTY:

##### HOUSE:

3 bedroom 1 bathroom hardiplank home with verandahs front & rear.  
The house consists of huge open plan living, tiled kitchen /dining area and carpeted lounge section. the pine kitchen is spacious with ample cupboards, a corner pantry for additional storage, a 900mm 5 burner gas cook top and electric oven , a dishwasher plus an island bench.  
Lounge room area: this is serviced by a reverse cycle split system air conditioner, a ceiling fan and a jarrahdale log fire

##### BED 1:

The main bedroom has an aircon, a ceiling fan , massive walk in robe room and is carpeted

##### BED 2:

Will accommodate a queen size bed and is carpeted

##### BEDROOM 3:

This is a double sized bedroom, has a built in wardrobe with 4 doors, a ceiling fan and is carpeted.

##### BATHROOM:

The bathroom is combined with the laundry, has a separate shower recess, a separate toilet, a vanity basin and a wash trough.

##### WEEKENDER

This is located at the end of the garden and lawns and consists of a 6mx3m shed fitted with a double bedroom, a shower and vanity basin, it has its own hot water system connected.

#### ADDITIONAL PROPERTY FEATURES ARE AS FOLLOWS:

##### THE TAVERN

##### EATING AREA:

This area provides a fully enclosed separate eating area enclosed by fly proof mesh

Benches to all sides

Double end doors and central display fridge

##### VERANDAH:

The verandah consists of 4 bays that overlooks the lawn area and trees, is fully enclosed with bistro blinds and provides a seating area to accommodate approximately 30 -40 people.

##### BAR ROOM:

This is fully lined and insulated (ceilings and wall), a massive log fire in the corner, a separate kitchen area with a dishwasher, under bench oven and gas hotplate.

THE BAR AND SHELVING ARE TO REMAIN AT THE PROPERTY.

##### TOILET AREA OFF BAR:

2 female toilets, a shower and vanity

1male urinal, 1 toilet and shower

The hot water system is at the rear

##### HAY SHED/ MACHINERY SHED:

This is a 4 bay open 8m x 20m steel frame with timber purlin shed with

2 closed ends and has 2 water tanks, one 5000gal and one 3000gal, connected to catch rain water and bore water.

#### HOBBY SHED:

8 x 5 x 6m with a concrete floor, power & light's, steel frame & trusses, 3 bays

#### CHATTELS INCLUDED IN SALE:

Bore pump, pressure pump, water tanks, fencing and gates, vegie garden nets & reticulation. all floor coverings, window treatments, and light fittings.

#### TO REMAIN ON PROPERTY

In the bar area, the main bar, shelving and fire place will remain

In the house the dishwasher, log fire and air conditioners will remain

In the workshop, benches and wall shelving will remain.

#### WATER SYSTEM ON PROPERTY

5000 GALLON TANK bore pumps to tank at rear of hay shed; gravity fed to garden & toilet and shed toilets

RAINWATER TANK pressure pump to house and bar area, 3000 gallon does rainwater to bar area.

DAM not used except for yabbies!!!

POWER TO PROPERTY COMES INTO PROPERTY FROM P.O.A. POLE, MAIN SWITCHBOARD IN BAR AND THEN TO HOUSE SWITCHBOARD

Phone is connected and there is broadband connection

There are three aerials plus a Foxtel dish. all channels available

#### FOOTNOTE:

The machinery on the property is separately negotiable as follows:

MASSEY FERGUSON 168 TRACTOR WITH 3P.L

POST HOLE DIGGER

BACK BLADE

SCARIFIER

BOBCAT-WOMBAT

EXCAVATOR

UNLICENSED TRUCK

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.