

Sold

## 65 Blue Gum Way, Toodyay



!!! Immaculate property on 9.4 acres with 2 homes !!!



### !! Picture Perfect 9 Acres with 2 Homes !!

This immaculate property has wonderful green gardens and lawns all year round.

Set on 9.3 acres of lush natural bushland with massive tall Jarrah trees for shade.

The Property features a Large 3 bedroom family home with 2 separate living areas, ducted evap a/cond and log fire heating.

All the rooms are large double bedrooms with an ensuite to the main bedroom plus walk in robe.

There is a large bathroom that services the other 2 bedrooms with a separate toilet and large laundry.

Verandahs are all around the property and give a wonderful shady areas to enjoy the back yard.

Alongside the home is a huge carport plus a workshop. There is a separate tool shed and also a separate wood shed.

Gardens are all reticulated by bore water and are all automatic. The shade house provides veggies all year!

Water for the house is supplied by 2 huge rainwater tanks with a capacity of 240,000 litres.

The BONUS for this property is the beautiful Cottage located at the front of the property.

This comprises of 2 bedrooms, bathroom and lounge room and kitchen. Airconditioned by a Split System.

 3  3  4  9.30 ac

**Price** SOLD for \$505,000

**Property Type** Residential

**Property ID** 314

**Land Area** 9.30 ac

#### Agent Details

#### Office Details

Tony Maddox Real Estate  
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The perfect opportunity for family to have guests or an ideal teenage retreat or B & B.

This property is highly recommended and will impress on inspection.

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