

Sold

## 63 Twilight Brae St, Hoddys Well



**!! 3 bedroom home, large shed, 8.7 acres on...**

This is what everyone wants!

A great lifestyle block; nice home; acreage enough for a few animals; plenty of space for the kids; wild flowers and native bush, shed/workshop; peace and quiet less than an hour from Perth and 10 mins to Toodyay townsite.

Nice kitchen with modern appliances, gas top, plumbing for fridge/water dispenser, breakfast bar separating dinning area.

Spacious lounge with high peaked ceiling, and durable vinyl wood floors. Slow combustion stove for heating and ducted (evaporative) aircon throughout the home. Walls and ceiling are fully insulated for maximum comfort and energy efficiency.

3 generous sized bedrooms, large bathroom, laundry all accessed from the hall way leading from the main living area.

The home is serviced by 2x 55,000L + 1x 5,000L rain water tanks and has a good volume bore (not suitable for drinking). Water for the home is heated with a solar system.

A short walk down the paddock is a 8m x 12m x 4.5m (clearance) shed

3 1 3.53 ha

**Price** SOLD for \$390,000

**Property Type** Residential

**Property ID** 336

**Land Area** 3.53 ha

### Agent Details

### Office Details

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suitable as a workshop. Power runs from the main meter to the shed but it's not yet connected. The main meter box has a reverse plug allowing a portable generator to be plugged in to replace mains power in the case of outage.

A winter creek with dam that is home to some wild ducks, bisects the lower portion of the block. The creek upstream and overflow downstream offer some typical and very pretty Australian bush vistas. The block is part cleared and part native bush, the latter hosting a plethora of winter wild flowers and reverberates with the songs of numerous birds.

Don't miss this great opportunity to find a lifestyle property close to Perth.

Call Bill 0427 426 645 for details and inspect today!

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