

Sold

## Lot 2 Northam-Toodyay Road, Toodyay



### 61 acres of river front land

61 Acres.

The first time ever available for the last 100 years !!

Located right between Toodyay and Northam on the middle of the Northam-Toodyay Road, just inside the Shire of Northam boundary.

This superb River front block has been in the same family for generations.

There is a huge main road frontage of 1.3kms and and massive 1km of Avon River frontage.

All cleared and the excellent Avon River loam soils the area is known for.

Ideal for cropping and hay production. Ideal for stock, cattle, sheep or horses.

A Housing envelope has been set aside to ensure the very best location is used to build your new home.

The advantage of this block is the availability of scheme water.

 1  1  61.00 ac

**Price** SOLD for \$350,000

**Property Type** Residential

**Property ID** 337

**Land Area** 61.00 ac

### Agent Details

#### Office Details

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



There are 2 existing scheme water points already connected and these are ready to supply your new home.

Power is connected to an U.G Dome on the block ready for your house.

The other advantage of this block is there will only ever be one neighbour !! The river reserve ensures your privacy.

For the school kids, the school bus stops within walking distance of the gate and remember there is a green rubbish bin pick up.  
All the convenience of city living in the country.

This is certainly a very rare chance for one lucky buyer.

Take advantage of this opportunity today and call me now!

Contact Tony Maddox 0408 926 497

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