

Sold

60 Blue Gum Way, Toodyay



Country Hide-Away / Horse Heaven!

"Rivenaire" is a perfect country hide-away with all the trimmings including in-ground pool; especially suited for a small family or a couple frequently accommodating visitors or extended family.

The property features a 2 + 1 country home plus detached 1 bedroom guest accommodation with separate living area.

The homestead welcomes visitors via a timber-lined entrance hall. It features beautiful polished hardwood and parquet floors, high vaulted timber ceilings in the living areas with matching pine cupboards in the kitchen and exposed timber trimmings on door and window frames. This magnificent use of timber that accentuates the country ambience is balanced by light-coloured gyprock walls and plenty of natural light.

The kitchen is a delight to work in with its double-sided s/s sink and draining boards, feature island workbench and plenty of other bench top work space. The timber cupboards provide an abundance of storage capacity and a large recess is designed to accommodate a double door fridge/freezer. An English laundry is hidden away behind exposed pine doors.

An intriguing loft above the kitchen provides additional storage space for those out-of-sight out-of-mind things.

3 2 6 4.34 ha

Price SOLD for \$475,000

Property Type Residential

Property ID 469

Land Area 4.34 ha

Agent Details

Office Details

Tony Maddox Real Estate
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The large living area easily combines lounge and dining. This area is heated by a slow combustion stove above which an electric fan ducts hot air to the bedrooms. Like the kitchen, the living area is cooled by a split AC unit and landscape windows provide ample natural light.

The master bedroom includes built in robes while the second bedroom, which would make a brilliant study, needs a free standing wardrobe. Bathroom and separate toilet are laid out adjacent to the bedrooms.

The attractive detached guest accommodation is configured with main bedroom, generous living room and bathroom with shower, vanity and toilet.

On 10 acres there is so much space for everyone to enjoy. This property makes the most of country living.

Down the garden path is an in-ground pool edged by 2m of paving and at one end a large gazebo, ideal for the family BBQ and entertaining.

Most of the acreage is set up for horses and includes a round arena, dressage arena, show jumping training yard, day yards and massive American barn-style stables. Almost 5 acres is left as parkland and suitable for horse riding and grazing.

The block is level with soft sandy/loam soils. Remnant timber and vegetation is predominantly eucalyptus and acacia with some melaluca.

Additional infrastructure includes a large shed and workshop plus three garden sheds set up as wood shed and extended storage areas.

The established garden is fully reticulated.

Home and guest house are serviced by rain water but there is a good potable bore to augment the supply. Three tanks provide approx. 45kLt rain water storage.

4.6kW of solar power keeps the power bills down.

This extremely well set up and attractive property is a must see and wont last long.

Call Bill on 0427 426 645 to make an appointment.

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