

Sold

## Toodyay



10 Acres -2x1 plus study-Close to town (suit stock)



### 10 GENTLE ACRES!!

Just minutes from Town this is the perfect small holding!

Originally used as a cute weekender, now a comfortable and warm 2 bedroom home.

enjoy the views from the front verandah across the gently sloping block to the hills in the distance.

Inside the lounge room has a huge stone fireplace to keep you warm and cosy.

There is a dining area and the kitchen features pine cupboards and gas stove.

The 2 bedrooms both face the front verandah and both have pleasant views.

The bathroom has a shower and vanity basin and there is a separate toilet off the laundry.

A gas Freeloader Hot water system provides plenty of hot water.

On the front side of the home is a brand new study room or a perfect sunroom for those afternoons.

Outside a path winds down to the sheds.

There are 2 main sheds, one has a concrete floor and power, plenty of room for your workshop and storage.

The block has 10 very fertile acres, a large full dam and a good quality drinking water bore.

The block is fully fenced for your stock and is ideal for horses!!

Excellent value here just minutes from town!!

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**Price** SOLD for \$320,000

**Property Type** Residential

**Property ID** 483

**Land Area** 9.86 ac

### Agent Details

### Office Details

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