

Sold

## 813 Wongamine Road, Toodyay



### 40ACRES!!! WELL PRESENTED HOBBY FARM

This 40 acres has all the facilities you need.

A neat 2 bedroom house, huge colourbond shed/ workshop with extra accommodation facilities, 6 fully fenced paddocks, dam, windmill, extra farm shed, plus 880 olive trees!

Great location just into the Goomalling Shire yet still only 17klms to Toodyay Townsite and 22 klms to Northam townsite.

The property has been well looked after by the current owners. The fencing is mostly all new with 2 entrances off Wongamine Road.

Whilst the home is only 2 bedrooms it has all the creature comforts.

Clean and tidy kitchen, gas stove, lounge area with timber flooring and split system air conditioner plus a combined laundry/bathroom are and a rear and front verandahs.

Water is provided by by a 20,000 gallon rainwater tank plus another 20,000 gallon tank filled by the windmill for garden and stock.

The shed is HUGE, 25m x 9m and is fully lined inside, divided into a large workshop area, concrete floor, power and lights, a separate kitchen and bedroom plus shower & toilet.

There are also 2 extra lockable rooms at the southern end of the shed.

Excellent for those weekend visitors.

The farm has the added bonus of approximately 880 olive trees that yielded 614 litres of oil in the 2014 harvest.

There is also a small area of Jujube Trees- Chine dates-.

A winter creek line feeds into the central dam and the windmill

 2  1  4

**Price** SOLD for \$370,000

**Property Type** Residential

**Property ID** 508

### Agent Details

### Office Details

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provides water for stock, gardens and up to the olive trees if required. This is excellent value here if you are looking for those extra acres for your stock.

The vendor has a list of plant & equipment that can be purchased separately if required. – Tractor, slasher, grader blade, post hole digger etc- and even some sheep!!

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