

Sold

## 3 Ferguson Road, Toodyay



### Great Location Here !!

Ideal First Home Here !!!

This superb 6 Acres is beautifully presented with mowed paddocks and lovely sections of parkland cleared areas that would suit any livestock.

The home is also very well presented with 2 bedrooms and a central lounge/dining / kitchen area.

The main bedroom has built in wardrobes and is fully carpeted plus quality drapes.

The kitchen has a gas stove and breakfast bar leading into the lounge area. There is a airconditioner to the lounge.

The bathroom has a shower and separate vanity basin.

Outside the home is a pleasant front verandah with a shade cloth area and gardens.

To the rear is a massive level parking area for all the vehicles.

Directly to the side of the home is the large dam that can be used for stock and garden water.

From the home a short stroll up the paddock leads you to the 9m x 6m shed/workshop with a 9m x 3m lean too attached.

Water for the property is supplied by 4 Poly rainwater tanks.

 2  1  6.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	615
<b>Land Area</b>	6.00 ac

### Agent Details

#### Office Details

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



This is a very well presented property at a very realistic price so don't delay or you could be too late for this.

Listed at \$320,000 this will not last !!!

Contact Tony Maddox 0408 926 497.

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