

Sold

## 21 Small Street, Toodyay



### The Perfect Country Hideaway !!

!! HUGE PRICE REDUCTION - MOTIVATED SELLER !!!

This picturesque property set on just over 2 tranquil acres (8,710m<sup>2</sup>) is the perfect country hideaway. Located off Toodyay West Road (across the road from the Avon river with no neighbours in-between) the house is nestled among a screen of native trees. **Now massively reduced for a quick sale!**

The property is comprised of 3 separate titles each more than 2,500m<sup>2</sup> and zoned R10 so further development is feasible. A great investment opportunity or build granny a home of her own!

The original house has been extended to 4 bedrooms, 1 bathroom and 2 separate toilets. Open plan living on the inside and a large covered outdoor patio makes this a great entertainer too!

The chef will love the spacious kitchen with loads of bench-top space; breakfast bar; stainless steel sink; huge fridge recess suitable for large double door fridge/freezer; and walk-in-pantry. The open plan living areas have access to the alfresco entertaining area, covered patio at the back and the triple carport.

Accommodation includes a good size master bedroom with built-in-robres, floor-to-ceiling windows and private access to the patio; a

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**Price** SOLD for \$340,000

**Property Type** Residential

**Property ID** 667

**Land Area** 0.87 ha

### Agent Details

### Office Details

Tony Maddox Real Estate  
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08 9574 2917



double for bedroom #2 and singles for bedrooms #3 and #4.

Outdoors the shed provides the mandatory man-cave (7.5m x 12m) for country living, plus an additional shed which would suit as a studio.

The property is serviced with 90,000LT rain water storage, potable bore and separate 15,000LT tank reserved for fire mitigation.

The owners have been meticulous in keeping records of improvements, repairs and purchases all of which are available for inspection.

Set in a quiet, shaded location near the Avon River with lots of space (2ac) this is a lovely place to call home.

Make your appointment to inspect with Bill 0427426645 (M) or email: [bill@asktonym.com.au](mailto:bill@asktonym.com.au)

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