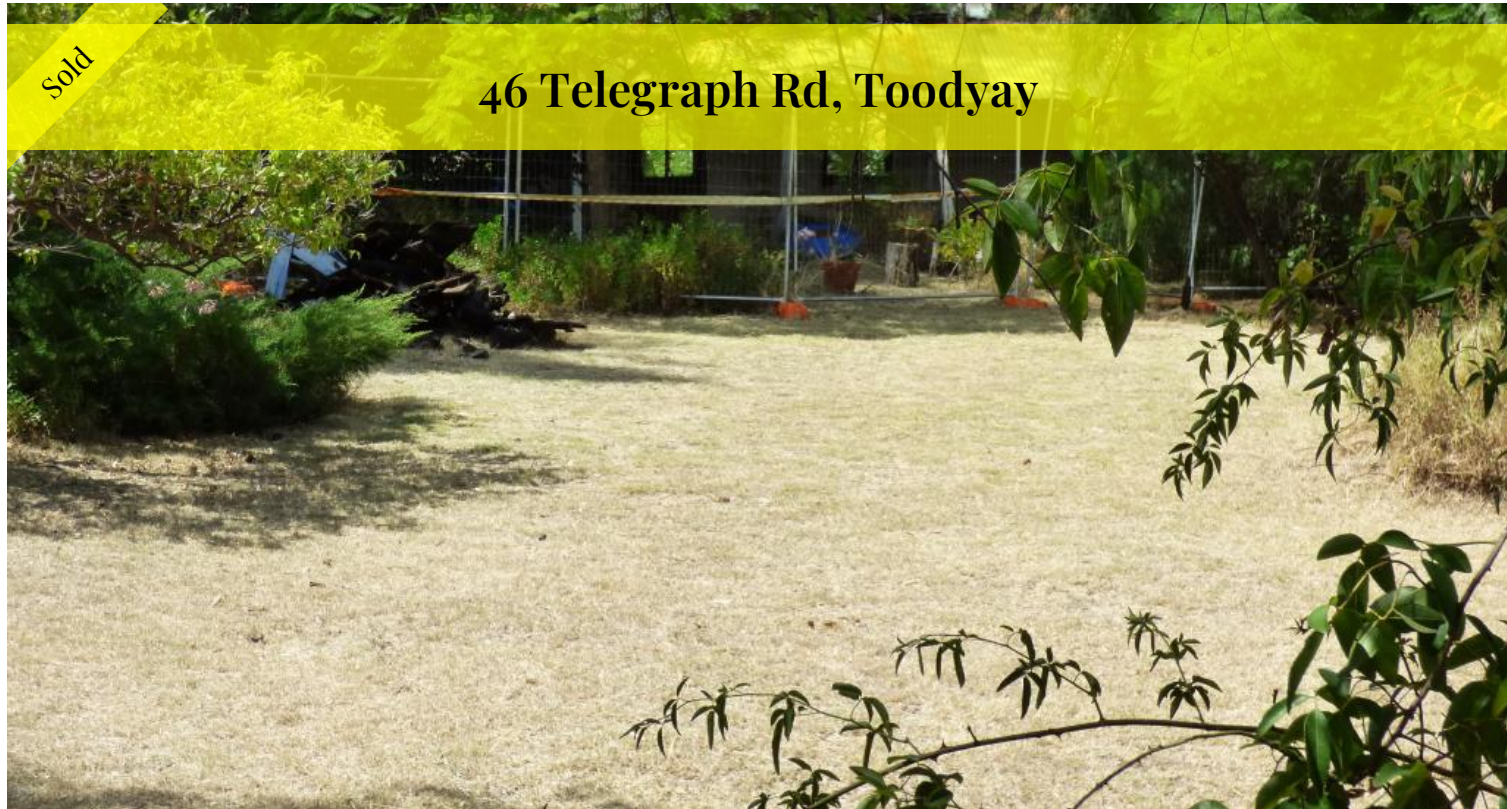


Sold

## 46 Telegraph Rd, Toodyay



### ! Now Here Is a Challenge !

Circa 1890

A huge approx. 1600m<sup>2</sup> block covered in mature trees and shrubs creating a green haven and the old burnt out ruins of a once wonderful mud brick house.

The home was built of locally made mud bricks and has stood the test of time until last year when a savage fire ripped through it and now only the shell remains, it was known as Jane Clarkson's Cottage and was built in 1890.

This is a chance to own a piece of Toodyay's history that is still recorded in the Shire of Toodyay's municipal heritage inventory as a category 3. This means it can be retained and conserved or it can be Photographed and then demolished. The Shire would like the old ruins to be retained into a new build if possible but it is not mandatory.

So here is a chance to create something very special for you.

The grounds and gardens are wonderful.

The adjoining block No 44 is also available.

📏 1,600 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	683
Land Area	1,600 m <sup>2</sup>

### Agent Details

### Office Details

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



AUCTION ON SITE ON SATURDAY APRIL 14TH AT 2.00PM

Note; No offers can be presented prior to auction.

Contact Auctioneer Mr Tony Maddox – 04089267497

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.