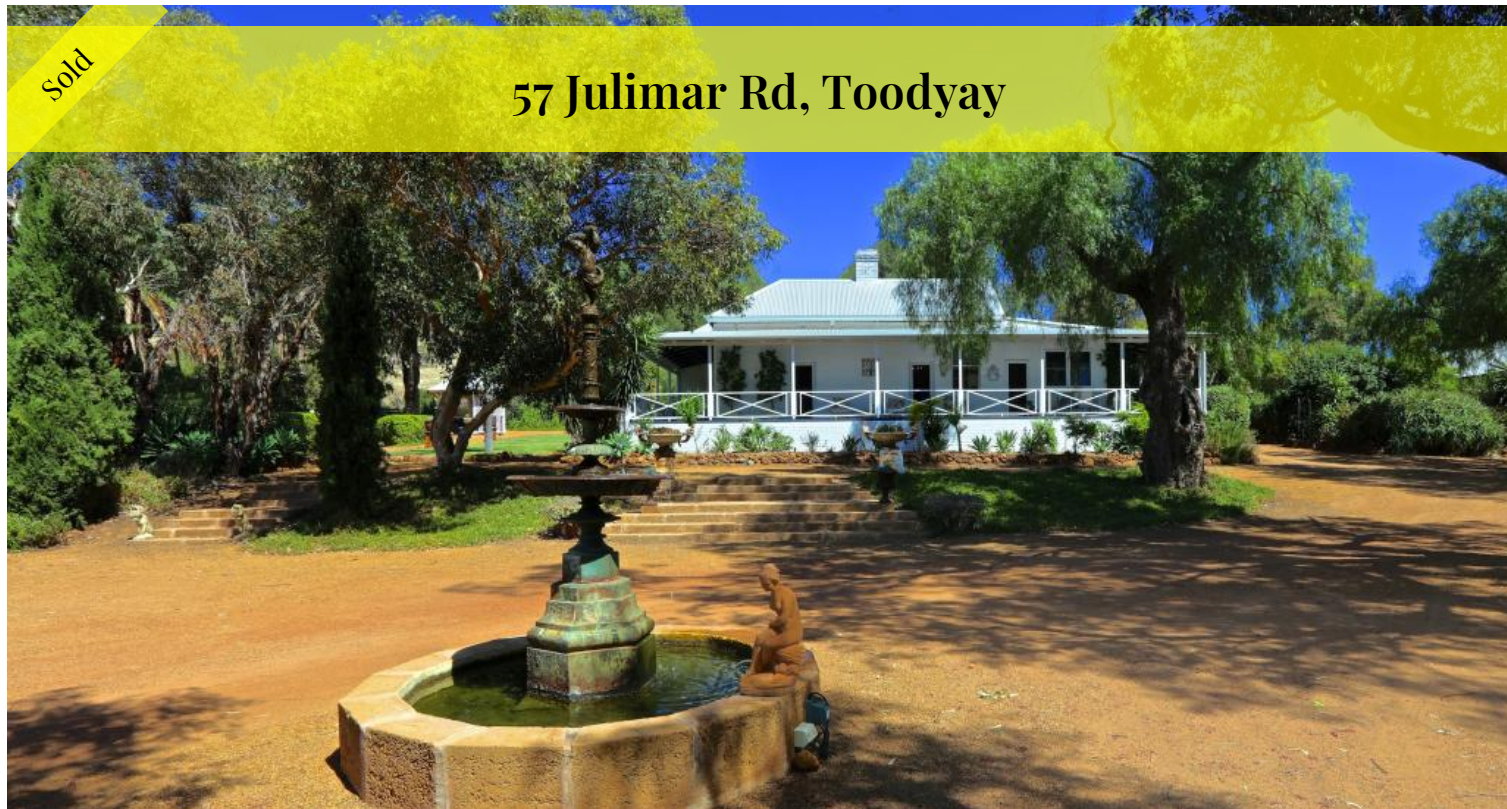


Sold

## 57 Julimar Rd, Toodyay



### Appleton House

‘Appleton House’

Circa 1899

Toodyay’s Pure Heritage

Lovingly restored to its glory days by the current owner ‘Appleton House’ offers the style and romance of a by gone era not found in today’s modern homes.

‘Appleton House’ is not a house it is a residence and your first inspection will show you the difference.

History shows the property as being once part of the large holding “Westlands” being selected by the Magistrate A.N.Piesse for the fertile soils suitable for vineyards. The properties Date Palms being planted in 1908. Along with 5 magnificent Olive trees framing the Western side of the property.

Privately located just 2km (a short stroll) from the Toodyay townsite and cleverly hidden from the road by the long tree lined driveway leading up to the residence from the gated entrance.

Your first impression will not disappoint you!

From the top of the driveway is the large parking area in front of the residence circling the fountain and passing the B/G Swimming Pool and railway carriage. The views from here look right across the two front

 4  1  2  4.00 ac

**Price** SOLD for \$730,000

**Property Type** Residential

**Property ID** 694

**Land Area** 4.00 ac

### Agent Details

### Office Details

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



paddocks and down the valley towards town.

Your immediate view of this gracious residence is to the long front verandah right across the length of the residence. An enviable spot to enjoy the afternoon with a glass in hand!

The main entrance is off to the east side of the verandah.

Most visitors will take a short stroll through the magnificent gardens and gazebo area shaded by 100 year old date palms, before arriving at your front door!

Inside you will first note the grand entrance hallway and the wonderful high ceilings of this era and of course the stunning polished floorboards.

Yes, this is a grand home!

From the central hallway leads the main bedroom, this room has its own private doors to the rear patio area and private views to the hills behind. An open fireplace and sash windows complete the bedroom.

On the other side of the hallway is the second bedroom, again this bedroom has its own doorway onto the front verandah and has an open fireplace and sash windows.

The third bedroom is also off the hallway, this is slightly smaller than the other 2 main bedrooms.

Through the central archway leads into the formal loungeroom, a large open room again with its own fireplace and door to the front verandah.

To the left of the lounge is the large fourth bedroom again with fireplace.

Then through the door to the kitchen/ dining area, there is a modern kitchen with island bench and ample storage cupboards and pantry suitable for a large family and guests complete with a 900mm Stainless Steel Gas Stove and rangehood plus Miele dishwasher.

The dining area feeds out through double glass doors onto the side verandah.

From here there is a small passage to the laundry and bathroom.

The modern bathroom has a separate shower recess, toilet, full size bath and modern vanity unit, plus there is a separate outside toilet!

To the rear is a shady patio area for the BBQ.

A short stroll through the west side gardens and you will find a completely self-contained room with its own verandah plus shower and vanity basin. A perfect spot for those extras that want to stay after a wine on the verandah!

Alongside this is the double carport and huge workshop, machinery shed 18m X 6m for all the property gear.

Of course there is a large below ground swimming pool for those glorious Toodyay summer days.

And there are 2 paddocks for your stock or the kids horse, your choice!

A further Rarity is this Property has Scheme Water !!

So if you have ever dreamed of being **!! Lord of the Manor !!** Then this is your chance.

Contact Tony Maddox: 0408 926 497 to arrange a private viewing.

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.

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