

Sold

## 181 Harders Chitty Rd, Toodyay



### WE HAVE A FOUND A VERY NEAT SMALL FARM!!

50 acres of Toodyay's best red loam soils complete with a neat 3 bedroom home set right at the back of the property, overlooking the entire farm.

A very secluded location, private and peaceful.

The farm has 6 paddocks all with shade trees for the stock and water troughs, 2 paddocks are suitable for cropping and hay production.

There is a permanent creek that bisects the bottom paddock providing all year round water for the stock and a special spot by the creek for the wonderful weekend BBQ's with friends!!


The long driveway leads from the road down to the creek crossing then up the hill to the house and sheds.

The house is a 3 bedroom 1 bathroom cedar clad home with a 2 bay window in the front lounge and dining room area overlooking the front paddocks. Outside is an enormous patio area for entertaining and lush green established gardens.

A very delightful home!

The sheds comprise of a workshop with concrete floor and power connected.

A large hay shed is attached to the rear of the workshop.

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**Price** SOLD for \$550,000  
**Property Type** Residential  
**Property ID** 700

### Agent Details

### Office Details

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



To the rear boundary is a set of sheep yards leading into a small shearing shed that is attached to the original weekender.

A small paddock is alongside with a stable for the horses!

Water for the property is by 2 dams for stock and gardens plus 4 rain water tanks for the house supply, a bore produces some water for the gardens.

The property has been well cared for and maintained by the current owners.

A delight to inspect!

Contact Tony Maddox: 0408 926 497.

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