

Sold

1468 Northam-toodyay Rd, Toodyay

PRICE REDUCED \$20,000  
NOW ONLY \$375,000



## ! Right on the Avon River!

Literally watch the Avon Descent from your own balcony at home!! You can hear the water flowing over the rapids from your back door! This fantastic location boasts 4 acres of river front land,

PLUS, a 2-storey home with 2 large bedrooms and 2 bathrooms plus 2 living areas!

PLUS, a huge new 12m x 8m colourbond shed with solar panels!!

PLUS, a machinery shed,

This is the whole package. The 2-story home has been extensively renovated and presents immaculately inside. There is a large open lounge room with a log fire and high ceilings, this leads to the good size kitchen. The kitchen boasts a 900mm oven with rangehood, dishwasher, oodles of cupboard space, walk-in pantry, Fridge/Freezer recess, and breakfast bar. There is a dining area also!

The second bedroom is a double size room with the ensuite bathroom and a walk-in robe! Off the kitchen is the large laundry with double door linen press!

The staircase leads upstairs to the second living area. This is currently used as an office and T.V room. The main bedroom is off this area. This is a large room with a massive walk-in robe and large ensuite bathroom. This bedroom also has its own front verandah! The upstairs

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**Price** SOLD for \$370,000

**Property Type** Residential

**Property ID** 834

**Land Area** 3.00 ac

### Agent Details

#### Office Details

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



verandah is the full length of the house and has views strait to the waters edge!

Outside: – The main workshop shed is 12mx8m with concrete floor, power and lights. This is divided into 2 sections. One large workshop area and one side is a car garage. The old machinery shed has 3 bays to house your tractor and gear!

The entire block is parkland cleared and is a pleasure to walk around. Scheme water is connected to the house!

Located on the main Northam- Toodyay Road, approximately 8km to Toodyay.

For further details please contact Tony Maddox on 0408 926 492

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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