

Sold

## 44 Coondle West Road, Toodyay



### 28 ACRES !! HEAVEN FOR HORSES AND HUMANS

This property would be the best value property we have for sale!

**MUST BE SOLD \$549,000**

The Bargain of Toodyay Here.

Immaculately presented by the owners both house and property.

This property will impress you from the minute you view. So, don't be disappointed, RING NOW!!

The home is a large 3-bedroom 1 bathroom plus study and has a massive extra family room at the rear. Ducted reverse cycle air-conditioning throughout plus a separate split system for the family room and a huge solar array on the roof! There are verandahs front and rear with a pleasant sitting area overlooking the paddocks. Superb green lawns and gardens surround the house. Watered by 2 equipped bores so there is ample water for house, stock and gardens.

Considerable money and effort has been done to establish a first class horse facility including stable shed 18mx9m includes 4 fully enclosed boxes, concrete floor and room for hay, feed and horse float. A massive wash down apron with tie up rails, 5 horse day yards with steel pipe fencing and 2 sided stables plus central sprinklers, 6 separate paddocks all watered and separated by tree lines. For the tools!! There is a 10m x 8m workshop plus a 3-bay carport for the tractor and gear. The

3 1 2 28.00 ac

**Price** SOLD for \$499,000

**Property Type** Residential

**Property ID** 839

**Land Area** 28.00 ac

### Agent Details

### Office Details

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



Toodyay brook runs through the rear of the property and there is a hay paddock over the brook!

This is a superb property and represents the best value buy in the area, thoroughly recommended by us here at Tony Maddox Real Estate.

Contact Tony Maddox on 0408 927 497

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.