

Sold

## Toodyay



### SECLUSION AT ITS BEST!!!

#### LAND DETAILS:

60.37 acres of combined bush & pasture, a very pretty block with a high area of tall trees offering total seclusion. The land falls away to the rear of the block into an open pasture suitable for grazing. The property faces Sesselis Road and access is through a gateway into the natural bush of the property, the other access is off Stirlingia Drive, again through a gated entrance this time into the open pasture with a natural driveway leading up to the residence. Boundary fencing in place only, no internal fencing is established.

#### THE RESIDENCE AND STUDIO

The established residence is built of brick and provides open plan living, 2 bedrooms, a bathroom and laundry. A sheltered verandah offers a peaceful seating area to the front of the house with views across the property. The comfortable home is air conditioned for summer comfort and wood fired for winter warmth and provides perfect accommodation for a couple seeking a peaceful rural lifestyle or those searching for that ideal weekend country getaway.

An added bonus is the brick built studio located close by. This was established for the owners as an office but provides an open plan main room, tiled flooring, a wood fire plus air conditioner with a separate shower/ toilet facility. A kitchen could easily be built into the open plan room creating a separate living accommodation for another member of the family, as a Bed & Breakfast type situation (Shire Planning approval

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**Price** SOLD for \$470,000  
**Property Type** Residential  
**Property ID** 88  
**Land Area** 60.37 ac

#### Agent Details

#### Office Details

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required) or left as is the building makes a perfect artists/ hobby studio.

#### THE PROPERTIES FACILITIES

Ample rainwater water is collected into 2 large storage tanks, a smaller tank by the house and a gravity fed tank above this. There are 2 natural driveways into the property meandering into the accommodation, beautiful bush areas for tranquil walks.

A small workshop and leanto offers storage and parking for the family vehicles, a secured fenced area to the rear of the shed has been established as a vegie garden with raised beds safe from the local rabbit colony!!!

This is special property, one very hard to find that does not come onto the market that often and will appeal to those seeking the secluded rural lifestyle that enjoy sharing their lifestyle with the native kangaroos.

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