

Sold

## 984 Chitty Rd, Toodyay



### Chitty's Farm

The perfect size of 129.5 acres AND located on the Perth side of Toodyay!

This superb small holding has been thoughtfully fenced into 3 large paddocks. Ideal for a sheep stud or cattle stud (or a horse property).

The property is completely boundary fenced with all new fencing and internally with new gates to all paddocks providing easy access.

Well watered to each paddock with 4 large dams plus 3 water tanks for the house.

A permanent creek meanders right across the property providing excellent stock water all year round. The creek is fenced from the front paddock.

Soil types are our heavy red loams so provide excellent cropping soil for hay or cereal crops.

Ample shade and shelter belts are provided by the natural trees and pockets of natural bush.

An excellent crazing and cropping farm.

#### IMPROVEMENTS:

The house is an old 1950's style double brick home with 2 bedrooms, lounge, kitchen, dining area, bathroom plus sleepout. There is ducted reverse cycle airconditioning throughout! Some renovations are

2 1 49.61 ha

**Price** SOLD for \$535,000

**Property Type** Residential

**Property ID** 938

**Land Area** 49.61 ha

#### Agent Details

Tony Maddox - 08 9574 2917

#### Office Details

Toodyay  
100 Stirling Tce Toodyay WA 6566  
Australia  
08 9574 2917



required.

SHEDS:

1 x 2 sided 40' x 20' G.P. Shed

1 x Old car garage and lean to

1 x Shearing shed converted into a super shed with concrete sides and floor.

1 X Set of steel sheep yards with loading ramp

A superb opportunity to purchase a working small farm on the Perth side of Toodyay.

Priced to sell immediately at \$545,000

Contact Mr Tony Maddox on 0408 926 497

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