

# 1 Gadsdon Pass Nunile, Toodyay, WA 6566

## House For Sale

Wednesday, 17 April 2024



1 Gadsdon Pass Nunile, Toodyay, WA 6566

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 1026 m2**

**Type: House**



Sam Woodford

## Offers Over \$630,000

Welcome to your brand-new modern home nestled in the serene River Hills estate, offering a tranquil rural setting just a leisurely stroll from the charming town of Toodyay. Crafted by renowned home builder Ross Squire Homes, this immaculate residence presents a haven of contemporary comfort and style. As you step inside, you'll be greeted by the spaciousness and elegance of high ceilings and stylish light-coloured vinyl plank flooring that flows seamlessly throughout the home. The theatre room and bedrooms provide cozy retreats with plush carpeting, offering a balance of comfort and practicality. This home offers exceptional appeal with its well-manicured front garden, adorned with decorative terraced walls crafted from rocks sourced directly from the land. It's a testament to the thoughtful design and attention to detail that sets this home apart. Inside, the layout is both functional and inviting, with three bedrooms and two bathrooms providing ample space for a growing family or those seeking room to spread out. The main bedroom offers a tranquil sanctuary with its generous proportions, complete with a well-appointed ensuite and walk-in wardrobe. Entertaining is a delight in the open-plan living, kitchen, and dining area, where the modern kitchen takes centre stage. With its sleek island bench, abundant storage space, and brand-new appliances, it's sure to inspire culinary creativity and gatherings with loved ones. One of the biggest highlights of this home is undoubtedly the stunning rural views that can be enjoyed both from inside the open living room's wide windows or the inviting patio. Whether you're savouring a morning coffee or unwinding after a long day, the natural beauty that surrounds will never cease to captivate. Outside, the generous backyard beckons with endless possibilities, providing ample space for gardening enthusiasts to let their creativity flourish or for families to enjoy outdoor activities and still with optional space for a decent shed. A convenient single carport ensures that parking is never a hassle. This property represents a rare opportunity to embrace modern living in a tranquil yet accessible location. With its pristine condition and abundance of desirable features, it's ready for you to move in and start making memories. For more information or to book a viewing please contact the local agent below. Sam Woodford | [sam@asktonym.com.au](mailto:sam@asktonym.com.au) | 0408 465 029 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. Property Code: 1613