

1031 Coondle West Rd, West Toodyay, WA 6566



House For Sale

Tuesday, 19 December 2023

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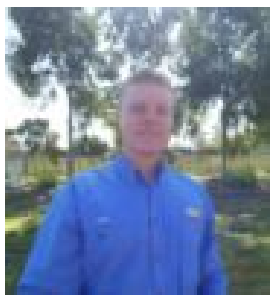
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 5 m2

Type: House



Sam Woodford

\$599,000

Never judge a book by its cover – you need to step inside this home to see what else it has to offer! Located on a 12.7 acre block, this large family home is priced to sell! The house is privately nestled in the middle of the property. This home boasts a large front, formal living area which has had a facelift with new flooring and window treatments. There is space for your lounge suite, plus an additional play area for the kids, or your study space. You have two large windows which let in plenty of natural sunlight and overlook the garden. A 7kw split system air-con services this room. Off the front lounge, you have the master bedroom with a well sized walk-in robe and a renovated ensuite, completed in 2021! Your ensuite is modern and bright featuring subway tiles and a new vanity. The kitchen is in the heart of the home and was installed in 2021! There is no shortage of storage or bench space in this beautiful area. Your island bench is a bonus, along with the dishwasher and electric oven. All the hard work here has been done for you. New flooring installed which wraps around into the dining area and second living room. A second 7kw split system air-con services this whole area, along with 3 x ceiling fans. Your second living area is a great space for the kids lounge. The Bushman fireplace is still brand new and is plumbed into the solar hot water system to assist with heating in the winter months (which saves you on power!). At the rear of the home, a large room with lots of natural light is a great space for a games room! With side access to the patio, it's the perfect entertainment area for all your friends and family. Or it would be perfect for a teenager's retreat. The patio area has views overlooking Toodyay's beautiful countryside. The main entry way has a formal entrance which leads to the second living area. You have a large, double door linen cupboard. Three further bedrooms are located off the second hallway to the rear of the home. Each room is carpeted and includes window treatments and ceiling fans. All three bedrooms have built-in robes. The main bathroom features a shower, separate bath tub and vanity unit, plus a wall cabinet for further storage. The laundry is well sized and has rear access through the sliding glass door. The separate toilet is off the laundry. 3kw solar panels and a solar hot water system service the home, along with a large rainwater tank. Four garden sheds (two 4m x 3m and two 3m x 3m), all of which have concrete flooring and are perfect for storage but if you need more, there is PLENTY of room to build your dream shed! A single garage, plus a carport are attached to the home, with access under the front verandah to your front door. Bore water is available (pending pump installation). There are various fruit trees including figs and lemons as well as plenty of natural bush and an old ruin is located at the rear of the block! Contact Sam today on 0408 465 029 to arrange a viewing! 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: 1536