

# 17 Old Toodyay Road, Gidgegannup, WA 6083

## Sold Acreage

Monday, 28 August 2023

17 Old Toodyay Road, Gidgegannup, WA 6083

Bedrooms: 4

Bathrooms: 2

Area: 4046 m<sup>2</sup>

Type: Acreage

**\$850,000**

Dollar for dollar you won't find a bigger house with more land this close to the airports and Perth. Most of the time marketing pics make places look bigger than they are, this home is the opposite. A stunning 4 bedroom, 2 bathroom home located in the Gidgegannup townsite. This home boasts high raked ceilings, an office, theatre room, gym, and large outdoor entertaining area with kitchen, powder room, and heated plunge pool/hot tub. Situated on a 4,047 sq/m (1 Acre) lot with front boundary 50m setback from road. Simply described by most people that visit as an awesome home. This is one of the most tightly held locations in Gidgegannup and very few properties have changed hands in the last 20 years, the current owners have called this property home for 24 years. The luxurious master suite features a huge walk-in wardrobe, ensuite bathroom with double sink vanity and large jet tub, and a private balcony with uninterrupted views over open fields with RC air con and under floor heating. All bedrooms are double size with built-in robes, one has walk-in robe with semi-ensuite. RC air in theatre and evap air con through rest of the house with fan-assisted wood heater. The property also includes two horse paddocks, a stable, 10m x 7m shed with 3 phase power, 2 post hoist and pit, vegetable garden, chicken pen, established orchard with Nectarine, Apricot, Plum, Mandarin, Oranges, Lemon, Lime and Grapes and walking distance to school and shops. With 3 phase power, 4.8KW of solar and single switch generator backup, good bore, and expansive reticulated lawns and gardens, this property offers easy access to Perth, the Swan Valley, and the beautiful Perth Hills and only 20 min to airport. The house yard is fully enclosed with post and rail fence and automatic gate, ensuring privacy and security for you and your family. There is direct access to several horse arenas, 3 day event course, trail ride and bridal trail areas, other walking distance facilities include primary school, enclosed playground, skate park, BMX track, mens shed, playgroup and school buses to numerous secondary and private schools. Property summary: 350sq/m of inside living plus 100s of sq/m outdoor living; 4 large bedrooms, 2 full bathrooms, 2 powder rooms, 4 toilets; Office, theatre room with kitchenette, 2 x lounge rooms, dining room, gym room, laundry; Large outdoor entertaining with kitchen; 7m x 10m shed with pit, woodshed & garden shed. Reliable bore; Established orchard, chicken run & raised vege gardens. Two paddocks and stable with walk-out yard; Kids cubby hut, playground and in-ground trampoline. Property has access from three sides. Seller has bought elsewhere and will consider all genuine offers. Price guide from \$850,000, inspections by appointment.