

# 22 Gadsdon Pass, Nunile, Toodyay, WA 6566



## Sold House

Wednesday, 7 February 2024

22 Gadsdon Pass, Nunile, Toodyay, WA 6566

Bedrooms: 4

Bathrooms: 2

Area: 966 m2

Type: House



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**\$600,000**

Ross Squire have done it again! We now have available a brand new stunning 4 by 2 home, complete with neutral, stylish colour choices, excellent floor plan, spacious rooms and all the up-to-date internal finishes of a new home. Upon first sight to the property, you will find ample car parking spaces to the side of the home, ideal for all the family and friends. A pleasant front garden ensures owners a neat, tidy year-round street appeal with little effort with that country feel. The 966 square metres block positions the house to the right side with Colourbond fencing, allowing owners the opportunity to create their own private outdoor spaces where the countryside views can be seen in their full spectacular view. Entering through the front door you are greeted the crisp sharpness of a new home that is built with quality. Straight away you are met with the Theatre room to the left that is well lit. This is a spacious area with carpeted flooring, and right where the whole family should be for Friday night movie night. Directly opposite the theatre is the main bedroom, complete with a generous walk-in wardrobe and a sleek ensuite finished with light tiles, a shower, a double vanity, and a toilet. Into the open plan living, you instantly know this area is where you and your family will be spending most of your time. With plenty of room to accommodate even the largest of gatherings, it's the centrepiece of this home and seems to pull everything together into a harmonious setting. Walking into the kitchen, there is no doubt you still feel connected to the living space and that you're not missing out on the fun. The kitchen provides an island bench, gas stove and electric oven, rangehood, ample cupboard and bench space, with a scullery and walk-in pantry, ensuring seamless flow. The laundry, bathroom, and separate toilet are positioned between two of the bedrooms. The laundry offers sliding door access and a good assortment of storage space. All three minor bedrooms are generous in size, with built-in robes and cosy carpeted flooring. This home has it all and is only complemented by its location. River Hills Estate, being the newest estate in Toodyay, has only continued growing in recent years. Its tranquil and scenic appeal has proven popular among all ages, especially thanks to its close proximity to Toodyay Townsite. This quality home won't last long, so do yourself a favour and contact the listing agent below for more info or to book a viewing. Sam Woodford | 0408 465 029 | [sam@asktonym.com.au](mailto:sam@asktonym.com.au) 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: 1549