

884 Julimar Rd, West Toodyay, WA 6566



Sold House

Thursday, 21 September 2023

884 Julimar Rd, West Toodyay, WA 6566

Bedrooms: 3

Bathrooms: 1

Area: 6 m2

Type: House



Sam Woodford

\$770,000

Highly secluded and out of sight, this beautiful home stands proudly surrounded by abundant nature, offering buyers a pleasant home amongst the trees just 10 minutes out of town. You enter this property on a Bitumen driveway, past two open paddocks, across a winter stream and up to the house. Surrounding the house are well-established gardens with plenty of variety and colour, with most of the plant life just starting to bloom. Especially those surrounding the swimming pool. The property has a decent shed with power and existing plumbing. As well as a lean-to, chicken pen and a smaller garden shed. The house is a double-story rammed earth building with rustic timber beams and classic windows throughout the home, letting in lots of natural light. The first level comprises of a spacious living room, dining and kitchen, as well as the two bedrooms, bathroom and laundry. The kitchen has plenty of bench and cupboard space, a walk-in pantry with tonnes of room to stock all your goods, and a chest freezer. Both bedrooms are a good size, both have French doors for easy access to the front porch overlooking the pool. Walking upstairs, you find a large open rectangular space currently set up with a bed on either side with a living/playroom in between. The option to add in dividing walls would be a great option for a couple of extra bedrooms. Heating and cooling are not a problem due to the thermal mass of the rammed-earth external walls, which provide excellent protection from the climate. But when needed, there are two split systems Ac's, a combustion fireplace, and a ceiling fan in the living room. Under the House, we have a cellar, not a wine drinker? Could be a cool place to set up as a spare bedroom or storeroom. Solar panels, solar hot water, Foxtel, TV, NBN, and sky-musters are all on the roof. The land is 16 Acres or 6.36 hectares, 50% of which is cleared open fields divided into two paddocks. Behind the back boundary lay the Rugged Hills Nature Reserve, 623 Acres of protected bushland. A working bore is located on the property next to the dam. This bore is set up to feed water to the garden's reticulation and the toilet system. There is so much this property has to offer. Whether a permanent home or a weekend retreat, it's rural living at its finest. For more information or to book a viewing, please don't hesitate to contact the listing agent below. Sam Woodford | 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: 1492