

**Address available on request, Toodyay, WA 6566**



**House For Sale**

Saturday, 9 December 2023

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 23**

**Area: 4 m2**

**Type: House**



Greg Giddings  
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## Offers from \$649,990

You've found an affordable substantial country retreat, on a very private bush block with some fabulous views, in the sought after west side location in Toodyay. With your spacious home being over 200 metres and absolutely unseen from the road with no near neighbours, your privacy is assured. Your new home is in a location absolutely outstanding for relaxing serenity, peace and quiet ~ ... add to this scenario a large and adaptable great value older home, ideal for a large or extended families, artists, car collectors, wonderful parties, entertaining ~ only limited by anyone's imagination. A further very big benefit is the abundance of over 250m<sup>2</sup> huge shed space, powered and with concrete slab floors, which could be used for a multiple of purposes ... vehicles, workshops, music, art or craft studios ~ the only limit is your imagination, and there's space enough for everyone to have and to do their own thing ... this amount of covered outbuilding space is an extremely rare find. This is a lovely peaceful home, weekend retreat and investment, which could also be used profitably for rental income. The centre of the home is a very large 30m<sup>2</sup> wonderful living area with wood-burner, adjoining this is the kitchen and dining area accessed by the adjacent two car carport. There are two really large bedrooms, 16m<sup>2</sup> and 20m<sup>2</sup>, with two further large bedrooms and a small double ~ or use some for studios, theatre room, a recording studio, the list is endless. An ensuite, a family bathroom, a separate wc and laundry area complete the picture. Outside are some shady verandas and balconies helping to keep your home cool. Adequate water storage and availability is in place with several tanks, a bore with windmill and adjacent concrete tank and a dam. An 11 acre block with some 40% of paddocks, horses and other livestock will find a home here. The surrounding bushland has an absolute abundance of wildlife, native shrubs, wildflowers and native trees ... an easy care garden estate which looks after itself ... a blank canvas, and if you wish, somewhere to garden or be self sufficient in a big way and grow your own produce, or aquaponics perhaps. On your boundary there's access to 77 acres of state owned bushland to enjoy, explore and walk your dog maybe? There is so much space here for virtually any country pursuit for everyone ... a rare find. Ideal for Families, Couples, First Time Homebuyers, FIFOs, Retirees, Weekenders, Property investors and/or rental income. Close enough to Perth for easy access (a 45 minutes pleasant cruise to Midland) and 8 minutes to the vibrant community of Toodyay, with all the essentials, pubs, cafés, bakery, pharmacy, medical services and the train station to Midland. Feel free to call Greg on 0407 124 175 to discuss anytime, come and see, fall in love and make this your country home.