

**26 Avon Terrace, West Toodyay, WA 6566**

**House For Sale**

Wednesday, 3 July 2024



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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



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**\$729,000+**

Discover the perfect blend of rustic charm and modern comfort at this exceptional property nestled at the end of Avon Terrace. Spanning an impressive 1.96ha/4.85acres with breathtaking river frontage, this gorgeous hobby farm is ready for new owners to create their own slice of paradise. Cozy Country Residence Built in 2001, this delightful country home welcomes you with a large central living space, recently updated kitchen, three bedrooms, and two bathrooms. Expansive windows providing the interior with natural light, offering stunning views of rolling hills and the scenic Avon River.

**Spacious Open Plan Living:** The heart of the home features a tiled central free form living space with sweeping views across the front paddocks, rolling down to the riverbank. Slow combustion wood fire provides cozy warmth during the winter, while ducted evaporative air conditioning keeps you cool in summer.

**Country Kitchen:** Enjoy cooking in the recently upgraded kitchen that boasts ample bench and cupboard space, a freestanding cooker, and panoramic views of the beautiful landscape.

**Master Suite:** Spacious walk-in robe and ensuite bathroom. The two additional bedrooms are generously sized, each with built-in robes and room for queen-sized beds.

**Wrap Around Verandahs:** Relax and take in the stunning scenery from any location around the home.

**Expansive and Productive Land:** This property isn't just about the house; it's about the lifestyle. The land is perfectly set up for hobby farming, offering numerous features to help you live your dream:

**Workshop:** Spacious 12m x 9m (approx.) workshop with roller door entrance, lights, power, water, and an internal storage room with air-conditioning unit.

**Outbuildings:** Includes a woodshed, feed shed, and a chicken house with a yard.

**Established Orchard:** Grow your own produce with a variety of fruiting trees and raised vegetable beds.

**Fenced Paddocks:** Ideal for livestock, ensuring they have plenty of space to roam.

**Water Supply:** The property benefits from scheme water, rainwater tanks, and two winter dams.

**An Idyllic Lifestyle Awaits:** Spending your days tending to your orchard and vegetable gardens, watching the Avon Descent from your own property, winter bonfires with the family, admiring the ducks dancing across the dams, whilst the livestock roam the open paddocks. This property offers endless possibilities for those seeking a peaceful, productive, and picturesque lifestyle. Don't miss this opportunity to own a piece of paradise. Embrace the charm of country living with modern comforts and start your new adventure at this stunning hobby farm.

**Zoning:** Special Residential Rural Property Consultant Kim Johnson on 0407 089 880. The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.