

**39 Beaufort Street, West Toodyay, WA, 6566**



**House For Sale**

Monday, 26 August 2024

**39 Beaufort Street, West Toodyay, WA, 6566**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Sharon Johnson

## Country Living at It's Finest Spacious Family Home on 8.57 Acres

Discover your dream home at 39 Beaufort Street! Nestled on 8.57 acres of gently undulating land, this stunning property is a rare find, just 10 km from the vibrant Toodyay town centre.

Built in 2002, this Hardiplank and iron 4 bedroom 2 bathroom home offers a perfect blend of modern comfort and serene rural living.

This well-designed home features a master suite thoughtfully set apart from the three minor bedrooms. The master suite includes a private parents' retreat, which can also serve as a second lounge room, along with a large study that can be converted into a fifth bedroom if desired.

Enjoy the convenience of a walk-in robe and ensuite in the master bedroom.

The east wing houses three minor bedrooms, each capable of accommodating a queen-sized bed and equipped with built-in robes for ample storage. The main bathroom boasts a glass corner shower, separate bathtub, and vanity unit, while the well-designed laundry room offers excellent storage solutions.

At the heart of this home lies a centrally located open-plan kitchen, dining, and living space. The kitchen features stone benchtops, gas cooking, and a scenic view of the outdoor swimming pool. A gabled feature glass window wall in the living area floods the space with natural light and offers stunning views of the countryside.

Step outside to enjoy a large, securely fenced 9 x 4.5m salt water swimming pool, perfect for entertaining and relaxation. A spacious 19 x 6m workshop shed with a concrete floor, power connection, toilet, and wash bay for convenience is perfect for hobbies or storage. Your chickens will be safe and happy in the fully enclosed chook yard, and your horses will appreciate the paddock shelter in place.

this property includes both rain water storage and a bore.

This exceptional property is a perfect sanctuary for those seeking a blend of modern living and rural tranquillity.

All inquiries to exclusive selling agents Elders Real Estate  
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