

**49 Toodyay Street, Toodyay, WA, 6566**

CENTURY 21

**House For Sale**

Friday, 16 August 2024

49 Toodyay Street, Toodyay, WA, 6566

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**

## THE ART HOUSE: ARCHITECTURE INSPIRED BY NATURE

Rising from the tranquil banks of the Avon River, The Art House is not merely a home—it's a well-considered interaction between architecture and nature. It is designed not just to visually embrace the natural surroundings but to provide highly flexible and comfortable living spaces which work in with its environment. This architectural masterpiece invites you to experience a lifestyle where functionality, sustainability and style converge. Every space has been crafted to enhance the breathtaking landscape that lies beyond its walls.









Step inside, and you'll find yourself immersed in a world where tradition seamlessly intertwines with modern living. The ground floor offers a warm and inviting living space, where the kitchen, dining, and lounge areas converge to create the heart of the home. The kitchen, thoughtfully positioned along one wall, maximises space and practicality without encroaching on the living area. Ample storage is available in the wall cupboards and under the bench, ensuring that everything you need is within easy reach. When it comes to cooking, take your pick between the separate gas hotplate, the conventional oven or the rustic Metters stove. This iconic Metters stove also doubles as a heater for the cooler months of the year and cleverly channels warmth to the upper level of the home. The living area adjoining the kitchen features a built-in nook accommodating a day bed, offering a cosy space to retreat and relax.

The bedrooms on the ground floor are sanctuaries of peace and simplicity. The master suite features a raised bed, embraced within a bay window, providing wrap-around views of the surrounding bushland and river. The open plan bathroom within the master bedroom is warmed by a small potbelly stove, offering a tranquil space to unwind. A second bathroom at ground level acts as a mudroom with access to a fully tiled shower, toilet, hand basin, and laundry, making it ideal for transitioning from outdoor activities to indoor comfort. A further water closet is positioned along the rear verandah where a single pane, opaque glass French door offers filtered views to the bushland surrounds.

The design of The Art House truly excels in its relationship with light. Strategically placed windows, allow the free play of natural light and shade to diffuse across the reimagined traditional construction elements within the home. Each room transforms throughout the passing day, creating a living, breathing artwork within the very walls of the home.

As you move out from the central living area and ascend to the first floor, the home embraces a more open format, inviting the external elements into the pace of everyday living. This transition is marked by a large open-air deck, a sheltered space where the beauty of the landscape truly comes into focus. Here, panoramic views of the hills stretch before you, creating a perfect backdrop for relaxed gatherings or moments of quiet reflection. This expansive deck serves as an extension of the living space below, inviting you to enjoy meals al fresco, under the protection of the roof, while taking in the breathtaking scenery. The studio, tearoom, and bedroom tower are revealed as you explore this level, each space designed to offer a unique experience. Slide away doors close off these rooms and can be drawn back to encompass the views shared by the upper deck.

### KEY FEATURES:

- \* Architecturally designed to complement the natural landscape
- \* Passive design elements for optimal climate control
- \* Luxurious living spaces with a blend of traditional and modern materials
- \* Master suite with river views and an open plan bathroom with a potbelly stove
- \* Second-floor studio, tearoom, and child-sized sleeping space
- \* Expansive open-air deck with views of the hills and river
- \* Iconic Metters stove and strategic use of natural light throughout the home
- \* Plenty of space for open air parking and timber deck leading to the Avon River

The home's passive design elements further enhance its connection with the environment. The extended roof provides shading during warmer weather, while in winter, the low sun warms the concrete slab and internal walls, ensuring a comfortable living environment all year-round. The upstairs studio benefits from the wood-burning stove below, which cleverly transfer the heat to the upper level through cleverly placed voids and louvres, showcasing the home's dedication

to energy efficiency and sustainable living.

Outside, the property continues to impress. The house presents as a traditional cottage from the street, with a wide corrugated steel and timber verandah, yet once inside, it reveals itself as a modern retreat. The external living spaces are an extension of the home's interior, with verandahs and decks that invite the picturesque surrounds to merge with the internal living spaces. The main deck extends towards the river to maximise its views. And the outdoor bath and shower reveal a bathroom with the ultimate view, for those courageous enough to brave the elements.

Toodyay itself is a town rich in history, from its early settler roots to its deep connection with indigenous culture. This town, recently highlighted by the RAC as one of WA's most beloved day trip destinations, is known for its quirky charm, bushranger history, sweeping landscapes, and community-focused businesses. Without a doubt, there's plenty to do, see and experience here. Situated just 2.5 km from the new Toodyay Recreation Facility, The Art House not only offers a unique living experience but also provides easy access to a vibrant community hub. The facility features a 25-metre swimming pool, leisure pool, and courts for netball, basketball, and tennis. For those who appreciate convenience, Toodyay is the first rural stop on the Merredin Trainline, with a once daily service, departing 3-days per week from East Perth. Just a 55-minute drive from Midland and a little over an hour from Perth Domestic Airport, Toodyay is an ideal choice for FIFO workers seeking a serene yet connected lifestyle. Whether you're drawn by the local history, the natural beauty, or the laidback pace of life, Toodyay offers the perfect balance of rural escape with the perks of city living still within reach.

For more information and inspection times contact:

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Mobile: 0410 490 198

#### PROPERTY INFORMATION

Council Rates: \$694.10 per qtr

Water Rates: \$95.65 per qtr

Block Size: 1,783 sqm

Zoning: R10

Build Year: 2014

Dwelling Type: House

Floor Plan: Available

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