

**180 Horseshoe Rd, Coondle, WA, 6566**

**Sold Land**

Monday, 26 August 2024

180 Horseshoe Rd, Coondle, WA, 6566

Type: Land



Sharon Johnson

## **Bushland Escape 4.95 acres with Shed and Views!**

A 4.95 acre private bushland property which is only 10 minutes from our Toodyay town centre with amenities such as IGA, cafes, bakery, post office, hard wares stores, garden centre, mechanics and swimming pool.

With very easy direct bitumen road access, this property has stunning valley views and has an abundance of native flora and fauna.

Set away from the road is the 6m X 6m shed This shed is not connected to mains power. The connection point is close to the property boundary.

This property has a blend of native bushland and parkland spaces. Kangaroos are free to come and go (or stay for a while) with only one boundary fence. Featuring a stunning granite outcrop that is an outstanding property attribute which can be incorporated into your bushland garden.

You have multiple choices for future house placement to take advantage of the surrounding views.

This property is within walking distance to the Coondle West Nature Reserve which is approximately 230 acres of amazing landscape, plenty of wildlife and wildflowers in Spring.

Toodyay is only 1 hour from the airport which makes this suburb perfect for FIFO families needing to be closer to the airport for those early fly out days.

Property features include:

- Land size = 4.95 acres
- SHIRE APPROVED 6m X 6m tall workshop shed
- 1 x Garden shed
- Shire rates 22/23 = \$1351 pa
- Power connection available close to property boundary
- Telstra connection at property boundary
- Very well maintained firebreaks
- Stunning granite outcrop feature

All inquiries to exclusive selling agents Elders Real Estate

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