



## 16 Tomkins Bend, TOODYAY, WA 6566

### Modern Lifestyle Living with Views to Impress – 16 Tomkins Bend

Built in 2024, this striking home combines contemporary design, quality finishes and an exceptional sense of space, all set on a generous 1,616m<sup>2</sup> block with breathtaking views.

Constructed with Hardies Primeline Chamfer Board external wall cladding and Colourbond roofing, the 177m<sup>2</sup> residence has been fully painted inside and out and thoughtfully finished throughout.

Quality vinyl plank flooring flows through the main living areas, with carpeted bedrooms and skirting boards completing the polished interior.

Landscaping and reticulation are already in place, allowing you to simply move in and enjoy.

At the heart of the home is the deluxe Chef's kitchen, featuring stainless steel appliances, dishwasher, Essastone® benchtops to the cabinets, an island bench with breakfast bar, soft-close doors and drawers, plus a large scullery and walk-in pantry.

**TYPE:** For Sale

**INTERNET ID:** 300P190263

**SALE DETAILS**

**Offers over \$815,000**

**CONTACT DETAILS**

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Overlooking the open plan kitchen, meals and family area, this space is ideal for entertaining while taking in uninterrupted views enjoyed from both living areas and bedrooms.

The generously sized master bedroom includes a huge walk-in robe and a stylish ensuite with double vanity basins, double-sized shower, semi-frameless hobless shower screen and a separate toilet.

Minor bedrooms are double in size with built-in robes and quick-slide doors, serviced by a second bathroom also featuring a hobless shower.

Additional highlights include a study, walk-in linen cupboard, separate mud room and an inset laundry trough with cabinetry.

Outdoors continues to impress with a concrete carport and verandah floors, compacted pebble driveway, and a 9m x 7m Colourbond shed with concrete floor.

Colourbond steel fencing secures the side and rear boundaries, while the rear firepit provides the perfect spot to relax and enjoy the amazing outlook.

Completing the package are modern efficiencies including a highly efficient heat pump hot water system, ducted reverse cycle air conditioning throughout, a 5kw solar system with 15 panels and full home Pure Tec water filtration system.

A beautifully finished, near-new home offering space, style and stunning views â## 16 Tomkins Bend is a property that truly stands out.

All inquiries to exclusive selling agents Elders Real Estate

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- Land Area 1,616.00 square metre
- Building Area: 177.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 3
- Single carport















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