



## 25 Fitzgerald Terrace, WEST TOODYAY, WA 6566

### Cottage Charm on a Manageable Acre – Views, Space & Lifestyle

Set on a generous 4049m<sup>2</sup> block, this charming cottage-style home offers the perfect balance – enough land to move without becoming a full-time gardener.

Built in 1990 with brick and colourbond construction, the property is positioned on an upslope to capture lovely views and enjoys the peaceful bonus of the Avon River just across the road.

The main residence is a comfortable 3 bedroom, 2 bathroom home featuring raised ceilings in the family/kitchen area, creating a light and airy feel. Climate comfort is covered with reverse-cycle split system air conditioning and a wood fire for cosy winter nights.

Adding flexibility is a separate studio, ideal as:

- Secondary accommodation
- Teenagers' retreat
- Home office for those wanting to work from home

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P192508

**SALE DETAILS**

**Offers over \$699,000**

**CONTACT DETAILS**

**Elders Perth**

Level 2, 195 Great Eastern  
Highway  
BELMONT, WA  
08 9422 2444

**Sharon Johnson**

0418 958 651

Energy efficiency and practicality are well catered for with:

- Solar hot water system & solar panels to keep power bills down
- Bore for watering gardens
- Large quadruple carport
- Small shed for tinkering
- Chook pen ready to go

With two points of entry for easy access and located just:

- 8km from Toodyay town
- 75km to Midland
- 85km to Perth Airport

This property is perfect for FIFO workers seeking a true "set and forget" base, first home buyers wanting space and lifestyle, or savvy investors looking to add a versatile property to their portfolio.

Country living, modern convenience and room to breathe â## this one is ready to welcome you home.

All inquiries to exclusive selling agents Elders Real Estate

Sharon Johnson | 0418 958 651 | Sharon.Johnson@elders.com.au

- Land Area 4,049.00 square metres
- Building Area: 108.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Double carport













