



931 Coondle West Road, WEST TOODYAY, WA 6566

That 'Down South' Feel

Enjoy the feeling of being down south without the long travel time, traffic jams or crowds. Set on approximately 16 picturesque acres along Coondle West Road, Toodyay, this peaceful property offers privacy, space and a relaxed country lifestyle, welcomed by a long, winding tree-lined driveway that gently separates you from the outside world.

Lovingly maintained by its current owners, the property features a spacious studio with deck and elevated views. Ideal for creative pursuits, a home business or comfortable guest accommodation, or fourth bedroom. It provides flexibility to suit a variety of lifestyles.

Nestled amongst established trees, this charming timber log-construction home enjoys a tranquil natural setting alive with birdlife and native fauna. The home blends warmth and character with everyday comfort, featuring slate flooring through the living areas and the natural insulating qualities of timber floor in the bedrooms, cool in summer and cosy in winter. The home also features internal and external solid jarrah/glass doors that originated from a convent.

Return home at the end of the day, leave your boots in the large utility room, place a log

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TYPE: For Sale

INTERNET ID: 300P192829

SALE DETAILS

Offers from \$875,000

CONTACT DETAILS

**Elders Real Estate,
Northam**

15 Peel Terrace
NORTHAM, WA
08 9622 6000

Kimberley Hardie
0477 259 254

on the fire, take in the sweeping views across the property and unwind in the clawfoot bath. Large bay windows frame peaceful bushland outlooks, connecting rooms to the surrounding landscape.

Perfect for horses, livestock or simply embracing the outdoors, wander down to the sanctuary of the dam and seasonal winter creek and enjoy the serenity this beautiful property provides.

Properties like this are increasingly sought after offering true country living. Enjoy the peacefulness while remaining within comfortable commuting distance to Perth and close to Toodyay's caf  s, markets, pubs and community. Toodyay is also close to Northam, which is only 25 minutes away.

Whether you are seeking a weekender, creative escape, hobby farm or permanent tree-change, this property delivers space, character and serenity in equal measure.

The Home

- Character-filled timber log cabin construction
- Warm and inviting living spaces with slate flooring
- Claw foot bath
- Bay windows
- Utility room
- Naturally insulated for year-round comfort
- Set amongst mature trees providing shade and privacy
- Beautiful rural outlooks from multiple rooms
- Stunning rural views
- Wood fire place
- Reverse cycle air conditioning

The Land & Improvements

- Approx. 16 acres â## mix of open paddocks and native bushland
- Dam providing both visual appeal and practical use
- Abundant birdlife and wildlife throughout the property
- Ideal balance of usable land and natural habitat
- Winter Creek
- 3 Paddocks, fully fenced
- 4.5 x 7 metre shed
- Vegie patch
- Chicken Coop

- Dog enclosure

Studio / Additional Accommodation

A separate artist's studio with veranda overlooks the grounds and offers exceptional versatility perfect as:

- Creative studio
- Guest accommodation/4th Bedroom
- Home office

Other features: Area Views, Bush Retreat

- Land Area 16.11 acres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 10
- Double carport







