



107 Julimar Road, TOODYAY, WA 6566

Elevated Position, Big Block & Endless Potential

Set on a generous 1.28 hectares with Residential zoning, this neat and tidy 1960s transportable home presents an outstanding opportunity to enter the Toodyay market, invest wisely, or plan your future dream home.

Perfectly positioned just minutes from the heart of town, the property enjoys an elevated outlook across the Toodyay townsite and surrounding valley hills - with winter bringing particularly beautiful views as the landscape opens up.

What makes this property truly appealing is the rare combination of space, views and town convenience. Being a town block, you enjoy the feeling of country living - room to breathe, established trees and a sweeping outlook - while benefiting from the added bonus of scheme water. It's the best of both worlds.

The home itself is simple, and well-maintained. Offering 2 bedrooms and 1 bathroom (approximately 89m²), it is comfortable and functional - ideal for first home buyers, downsizers, investors or anyone seeking an affordable foothold in a tightly held location.

TYPE: For Sale

INTERNET ID: 300P193229

SALE DETAILS

Offers from \$599,000

CONTACT DETAILS

**Elders Real Estate,
Northam**

15 Peel Terrace
NORTHAM, WA
08 9622 6000

Kimberley Hardie
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A welcoming veranda provides the perfect place to sit and soak in the vista, while the established garden includes fruit trees such as figs and mulberries, adding charm and seasonal rewards.

A major highlight is the impressive 10m x 12m powered shed with concrete floor - perfect for storage, workshop use, vehicles or hobbies. A serious asset for tradies, car enthusiasts or anyone needing extra space.

With Residential zoning on such a large block, there is exciting potential (subject to Shire approval) to build your dream home while comfortably living onsite - creating flexibility for the future without the cost of renting elsewhere.

Affordable, practical and positioned for growth - this is not just a home, it's an opportunity.

Key Features

- 2 bedrooms | 1 bathroom
- Approx. 89m² 1960s transportable home
- 1.28 hectares (Residential zoning)
- Elevated outlook across town and valley
- Winter views especially impressive
- Town block with scheme water & sewerage connected
- 10m x 12m powered shed with concrete floor
- Established fruit trees (figs & mulberries)
- Minutes to Toodyay town centre
- Potential to build new dwelling (STCA)
 - Land Area 1.28 hectares
 - Building Area: 89.00 square metres
 - Bedrooms: 2
 - Bathrooms: 1







