



246 Church Gully Road, TOODYAY, WA 6566

Spacious Family Country Retreat on 17.96 Acres with Stunning Views & Sheds

Set privately at the end of a long driveway, this impressive Ross Squire designed family home offers space, comfort and lifestyle on a picturesque 17.96-acre property with sweeping country views.

Boasting a generous floorplan, the home features 4 large bedrooms, 2 bathrooms, soaring high ceilings throughout, and thoughtful modern conveniences including phone sockets in every bedroom, ceiling fans to all bedrooms, fixed wireless NBN, solar panels, and a solar hot water system.

Designed for family living, the home is warm and inviting with a slow combustion wood fireplace and expansive living spaces to enjoy year-round.

Outdoors, the property is perfectly set up for hobby farming, animals, or simply enjoying the rural lifestyle, with:

- 3 fully fenced paddocks
- Large shed with concrete flooring (no power)

TYPE: For Sale

INTERNET ID: 300P195528

SALE DETAILS

Offers over \$929,000

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern
Highway

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Sharon Johnson

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- 3 small garden sheds
- Bird aviaries
- Feature fish pond
- Chook pen
- Bore at start of driveway (not currently in use)
- 50,000L rainwater tank storage

Conveniently located while still offering complete privacy:

- Approx. 13km to Toodyay
- Approx. 40km to Northam
- Approx. 81km to Midland
- Approx. 90km to Perth Airport

Whether you're searching for the perfect family escape, hobby farm, or peaceful country retreat, this outstanding property offers the ideal blend of rural charm and modern convenience.

A rare opportunity to secure acreage living with room for everyone.

All inquiries to exclusive selling agents Elders Real Estate

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- Land Area 17.96 acres
- Building Area: 166.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 3
- Single carport











The floorplan is not to scale. Dimensions are approximate.