



45 Moran Street, WEST TOODYAY, WA 6566

Luxury Country Living Meets Modern Sustainability with Rare Avon River Frontage

Discover the ultimate lifestyle escape with this exceptional 5-acre rural residential property, perfectly positioned with direct Avon River frontage, just 7km from Toodyay townsite and approximately 74km to Midland.

Built and completed in 2024, this stunning 3-bedroom, 2-bathroom dream home offers premium finishes, modern comfort, and self-sufficient living â## ideal for families, lifestyle seekers, or farm downsizers looking for space without compromise.

Designed with quality in mind, the home features superior weatherboard construction with upgraded, thicker energy-rated materials and timber framing, delivering both style and efficiency.

Inside, enjoy the seamless elegance of matching floor tiles throughout the entire home, complemented by ceiling fans throughout, 2 split system air conditioners, and a practical layout designed for effortless everyday living.

At the heart of the home, the well-appointed kitchen is sure to impress, featuring a premium \$15,000 double Falcon gas oven, dishwasher, and quality finishes â## perfect

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: 300P196776

SALE DETAILS

Offers over \$1,099,000

CONTACT DETAILS

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for passionate cooks, entertainers, and busy family life.

Step outside and embrace true lifestyle freedom. A huge 16m x 8m shed complete with shower and toilet provides outstanding versatility for workshop space, storage, hobbies, or additional accommodation potential.

Purpose-built for sustainable, independent living, this remarkable property is completely off-grid, powered by an impressive Sunsynk solar system featuring 6 batteries and a massive 21KW capacity, backed by 15+ year battery warranties for added peace of mind.

Water security is equally impressive with a 110,000L rainwater tank, 3,000L slimline tank, and 9,000L grey water tank, plus water taps conveniently positioned throughout the property.

One of the property's standout features is its rare direct Avon River frontage, providing an incredible natural backdrop, peaceful surrounds, and the opportunity to enjoy fishing, kayaking, wildlife watching, or simply relaxing beside the water.

Experience the beauty, privacy, and tranquillity that only true riverside country living can offer.

Additional features include:

- Quality fencing in good condition
- New gravel driveway and gravel surrounds to the shed
- Rare direct Avon River frontage
- Expansive 5-acre lifestyle setting with room to relax, create, and enjoy
- Rural Residential zoning within the Shire of Toodyay
- Only 7km to Toodyay town and approximately 74km to Midland
- Ideal for families, tree changers, or farm downsizers seeking modern country living

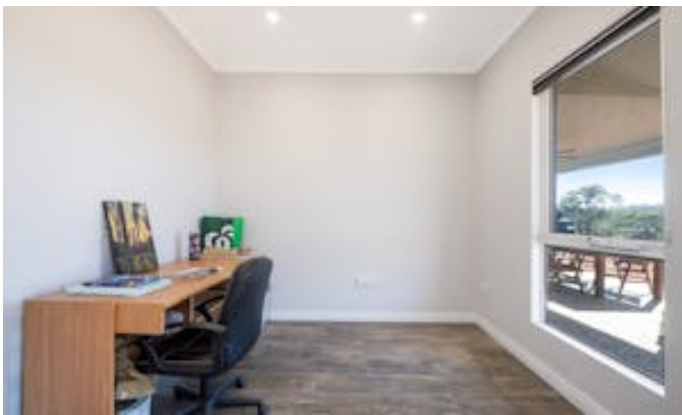
If you've been searching for a premier lifestyle property combining luxury finishes, complete off-grid independence, rare Avon River frontage, and the beauty of country living, this outstanding home truly delivers.

Your dream riverside lifestyle awaits.

All inquiries to exclusive selling agents Elders Real Estate

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- Land Area 5 acres
- Building Area: 244.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4











Internal: 163.8 sqm
 External: 80.4 sqm
Total: 244.2 sqm

The site and floorplan are not to scale. Dimensions are approximate.