



372 Julimar Road, WEST TOODYAY, WA 6566

Space, Flexibility and Stunning Rural Vistas Just Minutes from Town

Set on approximately 2.17 hectares (5 acres) in the highly sought after West Toodyay area, this spacious five bedroom (potentially six, as one of the bedrooms has an added on room), three bathroom family home offers a rare combination of space, versatility and an enviable country lifestyle.

Positioned to capture breathtaking elevated views across the surrounding countryside, the property provides the peace and privacy of rural living while remaining just five minutes from the Toodyay town centre. Even better, the convenience of scheme water means you can enjoy the lifestyle without many of the challenges often associated with acreage properties.

Designed with family living in mind, the home offers generous proportions throughout, multiple living areas and an abundance of storage. Its unique floorplan creates exceptional flexibility, with two separate bedroom wings featuring bedrooms, ensuites and an adjoining sitting room or retreat. These self-contained spaces provide wonderful separation from the main living areas and offer endless possibilities, whether as luxurious master suites, guest accommodation, teenager's retreats, multi generational living, a home office, or even a private parents' sanctuary.

TYPE: For Sale

INTERNET ID: 300P199372

SALE DETAILS

Offers from \$890,000

CONTACT DETAILS

**Elders Real Estate,
Northam**

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NORTHAM, WA
08 9622 6000

Kimberley Hardie
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The home offers an exciting opportunity to add your own style over time. With spacious rooms, fantastic bones and a thoughtful layout, a contemporary refresh could truly transform this property into something extraordinary.

Outside, there's plenty of room to enjoy the best of country living. The gently undulating land provides space for children and pets to roam, establish vegetable gardens, keep chickens or simply relax and take in the magnificent rural outlook.

One of the property's most unique features is its Avon River frontage, located across the railway line with vehicle access available. Imagine spending weekends enjoying picnics by the river, fishing, exploring the riverbank or watching the excitement of the annual Avon Descent from your very own property.

A substantial 12m x 6m powered shed with a concrete floor provides endless possibilities, whether you're seeking workshop space, secure storage, a studio or somewhere to house the toys.

Offering size, versatility, lifestyle and enormous potential in one of West Toodyay's most desirable locations, this is a property that invites you to imagine what's possible and create a home that perfectly suits your family's next chapter.

Features You'll Love

- Approx. 2.17 hectares (5 acres)
- Five bedrooms and three bathrooms
- Flexible floorplan with multiple living options
- Two private bedroom wings with ensuites
- Multiple living areas
- Scheme water connected
- Elevated rural vistas
- Avon River frontage with vehicle access
- 12m x 6m powered shed with concrete floor
- Garden shed
- Just five minutes from the Toodyay town centre

Perfect for

- Families wanting room for everyone to spread out.
- Multi-generational living, with private bedroom wings at either end of the home.
- Buyers seeking dual living or guest accommodation.
- Those working from home, with space for a dedicated office or studio.
- Buyers looking to modernise and add value over time.
- Lifestyle buyers dreaming of space, privacy and a country escape.

- Hobby farmers wanting room for chickens, vegetable gardens and a few animals.
- Buyers who love entertaining family and friends.
- Anyone looking for a property with flexibility that can evolve with their changing lifestyle.
 - Bedrooms: 5
 - Bathrooms: 3







