



263 Harders Chitty Rd, West Toodyay



### 20.96ha....of..bush...Tranquillity

Here is a fantastic opportunity to secure 20.96 hectares of beautiful Toodyay bush land.

Located approximately 15 minutes from the town center with a bitumen road frontage this property opens you to the beauty of the natural Australian flora and fauna.

The uniqueness of this 20.96ha property is the amazing sections of land included as walking trails - Joey Track, Moss Walk, or Christmass Creek, Wonduck Dam, all so magical. Or picnic around the spring filled dam. All natural bush settings. (Attached on the pics is a mud map of all of the areas).

Set against this picturesque bush, the home welcomes you to an Open Plan living space that flows from the loungeroom through to the dining and kitchen area with low maintenance Jarrah floors, and a the cozy wood fire to the 3 spacious bedrooms offering 2 with ensuites plus a main bathroom. Renovations back in 2010, extended to include a separate sliding door entrance with ramp access, to the 2nd bedroom (with ensuite), with a connecting door to a sep lounge room. ideal, for an extended family member or teenagers retreat

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Price	\$585,000
Property Type	residential
Property ID	1581
Land Area	20.96 ha

#### Agent Details

Claire Stylianou - 0407086156

#### Office Details

Northam  
150 Fitzgerald Street Northam WA  
6401 Australia  
08 9622 8499



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