



40 Penn Street, BOYANUP, WA 6237

You cant afford to miss this one!!

Sick of the City life, want to retreat at the end of every day to the peace . . . quiet and tranquility of your very own paradise!! Then take a drive today. . . . just 20 minutes from Bunbury, this beautiful town has such a sense of community!

And believe it or not this property is right in the town centre! 40 Penn Road, Boyanup is such a credit to its owners the green 4.8558-acre lot is gravity fed from bore filled water tank, through automatic reticulation, making it all low maintenance and easy to care for, they will even throw the ride on mower in on the deal!

The spacious 3-bedroom home has that country feel with big wide front veranda that invites you in! The lounge room is massive, you walk in and enjoy the space, with slow combustion fire to keep you warm in winter. The master bedroom rests at the front of the home looking out over the stunning garden. The massive room along with the lounge have both just been treated to new carpets. Through to the open plan living a massive country style kitchen awaits with built in island bench and plenty of breakfast bar area, to sit and take advantage looking out over the big windows. The best of all the old metters stove still stands pride of place in the kitchen. Of course, there is also now an electric stove for all day to day cooking needs. With extra overhead storage cupboards, range, double fridge recess, even a dishwasher recess too.

TYPE: Sold

INTERNET ID: 20051794

SALE DETAILS

\$520,000

CONTACT DETAILS

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While the minor bedrooms rest at the far left of the home with the rear access to the fourth/sunroom if you choose. The bathroom has been renovated and is now fresh clean and modern!

Off the patio area a self-contained 8-seater spa awaits those lazy afternoons looking out over the shady trees.

The property consists of 5 paddocks, separate from the house, all gravity fed from the overhead water tank, of course bore fed, but because you're in town the property is actually connected to scheme water, which runs to the house, shed and chook pen. The moat at the front of the house is fed from underground spring that stays wet year-round. Even a 1.45kw solar system with 2kw inverter and solar hot water system that was only replaced less than 2 years ago!

Rainwater tank for those who love fresh water to drink! And your own mini orchard of various fruit trees including Apricot, Almond, Fig, Macadamia, apple, plum, mandarin, lemon and don't forget the passion fruit vine!

Call Bunbury's Leading Open Agent Roslyn Ierace 0407529398

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Shire of Capel Rates: - \$1,834.00

Other features: Fireplace(s), Garden, Formal Lounge, Powered 4x8m open shed, powered 4x5m workshop, Bore, water tank

- Land Area 1.9639 hectares
- Building Area: 165.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage







