



96 Trigwell Road, BOYANUP, WA 6237

Ideal Lifestyle Property for Horse Lovers

2.59 hectares, 6.40 acres

Located right on the edge of Boyanup, close to schools, shops, and sporting fields and only 20 minutes* drive from Bunbury, is this lovely renovated, 4 bedrooms, 1 bathroom home. Situated on over 6 acres* with 4 paddocks and a 60x20* dressage arena with Northam River sand.

Located within the reputable Bunbury Senior High school zone, with bus route availability, this stylishly enhanced home ensures comfortable living with a relaxing outlook. Perfect for horse enthusiasts, or to simply enjoy as a wonderful lifestyle property.

Small rural holdings are a rarity, so if you're looking for a home that combines modern living within a tranquil setting, don't delay viewing 96 Trigwell Road.

Features You Will Love:

TYPE: Sold

INTERNET ID: 300P138728

SALE DETAILS

\$810,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Anthony (skip) Schirripa
0417 292 923

- 4 bedrooms, 1 bathroom brick home with 2 toilets
- Double garage (7x7m*) with internal door access to house
- Lounge with feature stone-cladded fireplace and a gas point
- Stunning kitchen, 900 freestanding oven, gas cooktop, large breakfast bar, dual drawer dishwasher
- Jarrahdale solid fuel fireplace in the living
- Spacious living / rear sunroom with raked ceilings
- Modern bathroom with shower / bath, pedestal vanity, recessed wall shelving, full height tiles
- Modern ceiling fans in the living and master bedroom
- Generous bedrooms, BIR's
- Carpets, internal and window dressings in excellent condition
- Good size laundry with overhead cupboards
- Semi enclosed patio with shutters, timber servery, concrete flooring
- 23,000 litres* Polytank rainwater tank supplies fresh drinking water
- Remainder of the house runs off the bore
- Septics have been recently pumped
- 7kw and 9kw Mitsubishi reverse cycle air conditioners (18 months old) *
- 10kw 2-5 way r/c air conditioner servicing the bedrooms (18 months old) *
- Powered Wide-span shed (24 x7w x4h) with reinforced 150mm concrete floor (12 months old) *
(200mm thickening edge beams and thicker steel mesh to manage machinery weight)
- Shed comprises of 6 bays, two end bays are lockable
- 4 paddocks with quality soil
- 60x20* dressage arena, professional installed 75mm Northam pink river sand
- SolaHart solar boosted electric hot water system (serviced July 23) *
- Irrigation lines for both trees/plant rows with drippers & line isolator valves
- 2 x irrigation ground lines run for future arena irrigation sprinkler system
- Compressed road base driveway and concrete hardstand at the garage
- Fully fenced paddocks including electric fences to all paddocks
- 3 productive netted large, raised garden beds
- Renovated 1980 built home *
- Bunbury SHS catchment zone with bus route availability
- Land Area 2.59 Ha / 6.4 acres *
- Zoned Special Rural

- Shire rates \$2,360pa *

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision

- Land Area 2.59 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1







