



## 6529 Donnybrook-Boyup Brook Road, BOYUP BROOK, WA 6244

HOME OPEN THIS SATURDAY 14 MARCH 11:30am - 12 Noon

**6.64 hectares, 16.40 acres**

BEAUTIFUL BUSH BLOCK NEAR BOYUP BROOK â## LARGE FAMILY HOME ON ACREAGE

Lying just north of Boyup Brook township and with additional proximity to Greenbushes, this unique property offers a very generous family home on 16.4\* acres of lovely undulating land.

Lying alongside Railway Reserve and with beautiful Boyup Brook meandering through, the elongated lot showcases incredible jarrah, marri and xanthorrhoea bush â## home to amazing flora, fauna and birds.

Offered 'as is', the older-style main residence is well complemented by a versatile additional studio space or 'tea room', various sheds and structures, rainwater tanks and a picturesque dam.

**TYPE:** For Sale

**INTERNET ID:** 300P185152

**SALE DETAILS**

**Offers Over \$859,000**

**CONTACT DETAILS**

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Angela Murphy**  
0438 310 315

## RESIDENCE

- 6 bedrooms, 4 bathrooms, 4 toilets, 1 study
- Unique design, spacious and comfortable
- Great 'bones', multiple flexible-use spaces
- Wide and welcoming front verandah
- Floorboards, high ceilings, ornate roses
- Gas cooktop
- Air conditioning
- Security screens
- Fabulous enclosed entertaining terrace

## GROUNDS

- Multi-purpose studio space
- Garage
- Large workshop shed
- Additional enclosed shed
- Shade house and fruit trees
- Rainwater tank
- Mains power
- Septic system, leach drain

## LAND

- Undulating landscape
- Predominantly natural bushland
- Good soils
- Dam

With the benefit of a new style vision and some refreshing modern upgrades, this spacious and solid country home promises a wonderful rural lifestyle.

Zoning: Rural

For further information and to arrange your viewing, please contact:

Angela Murphy 0438 310 315 [angela.murphy@elders.com.au](mailto:angela.murphy@elders.com.au)

**Buyers Note:** All measurements and dollar amounts are approximate only and generally marked with an asterisk (\*) for reference. Any boundaries marked on images are offered as a guideline only.

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.

Buyers should complete their own due diligence, including a visual inspection of the property, prior to making an offer and should not rely on the photographs or written text in this advertisement to make a purchasing decision.

- Land Area 6.636845 hectares
- Bedrooms: 6
- Bathrooms: 4

## HOMESTEAD

<b>Bedrooms</b>	6
<b>Bathrooms</b>	4







