



59 Williams Street, BOYUP BROOK, WA 6244

"Gardenup" – Certified Organic Lifestyle Property.

5.72 hectares, 14.13 acres

Located just 104 km from Bunbury and within walking distance to local schools and shops, Gardenup is a unique, established lifestyle property that blends self-sufficiency, sustainability, and comfort - all in a peaceful and convenient setting.

Tucked away at the end of a quiet no-through road, this tranquil property borders a 35-acre Railway Dam Nature Reserve, with the original dam dating back to 1909 - adding a touch of local history and natural charm.

Situated in the Greenbushes Mine employment area, the property offers an ideal balance of rural serenity and easy access to nearby work opportunities.

"Gardenup" has held Demeter Biodynamic Certification since 2002, maintaining organic certification for over 23 years. Soil testing confirms clean, healthy, structured soil - ideal for sustainable food production or continued organic farming.

TYPE: For Sale

INTERNET ID: 300P188173

SALE DETAILS

\$1,050,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Aedan Corker
0400 635 789

The Home:

Fully renovated in 2003 with a stylish extension added in 2004, the main residence offers spacious family living across 202 sqm, featuring:

- 5 bedrooms, 3 bathrooms, and 3 toilets
- Open-plan kitchen and dining area with a built-in pizza oven that also warms one bedroom & bathroom
- Large walk-in pantry and cool room (no compressor installed)
- Two living zones with kitchenette and reverse-cycle air-conditioning at each end
- Ceiling fans in select rooms
- Laundry with additional storage/air-drying room
- Verandas on three sides for summer cooling
- 320 L heat-pump hot water system

The Studio:

A separate 80 sqm studio, built in 2004, includes a bathroom and kitchenette - ideal for guests, a home office, or potential rental/retreat space.

Land, Water, Infrastructure:

- 5 main paddocks, with further subdivision via electric hot wires
- Carrying capacity: 10-15 head without supplementary feeding
- Water security: Dam, soak, and 80,000 L rainwater storage
- Scheme water connected (mains tap rarely needed)
- Rainwater gravity-fed from a hilltop tank
- Greywater system with submersible pump
- 12 m x 9 m shed with 2 enclosed bays + 1 open bay (power available but not connected)
- 6.6 kW solar system with 7 kW battery, part of the Plico Virtual Power Plant - sell power and battery energy back to the grid

Productive Gardens & Sustainability:

- 75 established fruit and nut trees
- 14 table grape vines
- Raspberry and Boysenberry patches
- Dedicated vegetable garden with small hothouse/potting shed
- "Poultry Palace" for backyard chickens plus a semi-commercial poultry run with a 4 m x 5 m powered shed
- Well-established native and bulb gardens - waterwise and low maintenance

"Gardenup" is more than a property - it's a way of life. A place to grow your own food, live sustainably, and enjoy the peace of nature while still connected to the conveniences of town. With its organic certification, diverse infrastructure, and idyllic setting, opportunities like this are seldom available.

- Land Area 5.72 hectares







