



63 Armstrong Street, BOYANUP, WA 6237

LIFESTYLE, SPACE & SERENITY IN BOYANUP

Built in 2006, this well-established double brick home-with attractive tin cladding for that true country feel and an iron roof-sits on just over 4,000m²* of semi-cleared bushland. Perfectly positioned in the highly sought-after and tightly held Boyanup area, this 4-bedroom, 2-bathroom property is ready to welcome its new owners.

Nestled amongst the trees, the home offers peace and tranquillity from the moment you step inside onto the inviting stone entrance. The main bedroom is located near the front of the home and feels wonderfully grand, featuring double door entry, a spacious layout, a naturally lit his-and-her wardrobe, and an ensuite complete with a bath.

The open-plan dining and family areas are generous in size, with high ceilings, near-new* light fittings and ceiling fans*, a large tile fire*, and ducted air conditioning* throughout. A study is located just off the dining area, providing a quiet space with lovely views across the backyard.

The kitchen is neat, functional, and well-designed, equipped with a dishwasher*, a large free-standing cooker with gas hotplates and an electric oven*, plus a substantial walk-in pantry. Overlooking the family and dining zones, it keeps everyone connected.

TYPE: For Sale

INTERNET ID: 300P188306

SALE DETAILS

Offers Over \$1,100,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Susan Kouw

0438 300 980

All three minor bedrooms include double wardrobes and ceiling fans, and the family bathroom also features a bath. The laundry offers excellent bench space and multiple storage options.

Additional features include:

- Solar hot water system with booster and storage
- Solar panels with their own solenoids
- A fantastic approx. 6m x 6m workshop with lean-to
- Reticulated gardens and solid fencing
- Carport under the main roof

Step outside from the dining area to a wonderful patio-perfect for relaxing and soaking up the serenity of this beautiful bush setting. This property truly offers something for everyone, with all the hard work already done.

Secure a beautiful home in a picturesque location on the outskirts of Boyanup. The delightful township offers so much, with Bunbury only approx. 20* minutes away and Donnybrook just 10* minutes up the road.

Zoned: Residential R2.5

For further information or to arrange a viewing, please contact Susan Kouw 0438 300 980 susan.kouw@elders.com.au

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 4,153.00 square metres
- Bedrooms: 4
- Bathrooms: 2







