



21 Ryelands Drive, NORTH BOYANUP, WA 6237

Premium Equestrian Lifestyle in Rosecliff Park Estate

Set on approximately 5 acres (2.02 hectares) within the prestigious Rosecliff Park Estate, this exceptional lifestyle property delivers a rare opportunity for horse lovers seeking space, privacy and first-class infrastructure - all while remaining close to town.

Perfectly positioned approximately 19 minutes from Bunbury City Centre and approximately 7 minutes from Boyanup, the property combines rural tranquillity with everyday convenience. School bus services to Bunbury, Boyanup and Donnybrook service the estate, while the private racetrack within Rosecliff Park makes this an enviable address for equestrian enthusiasts.

The beautifully presented 3 bedroom, 1 bathroom residence has been thoughtfully updated to offer comfort and style. A fully refurbished kitchen with an expansive pantry forms the heart of the home, complemented by a renovated bathroom and laundry. Climate control is well catered for with Split system reverse-cycle air conditioning to the lounge and master bedroom, ceiling fans to all bedrooms, and excellent energy efficiency provided by solar hot water with electric booster and solar panels with a 5kW inverter.

Designed for relaxed, refined living, the expansive wrap-around patio creates the

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TYPE: For Sale

INTERNET ID: 300P190267

SALE DETAILS

From \$1,280,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Bec Slade
0417 921 524

ultimate space for entertaining or unwinding while overlooking manicured lawns, established gardens and your horses grazing nearby.

For the horse enthusiast, the property is exceptionally well appointed with four well-fenced paddocks, each serviced by water troughs plus there are horse shelters in place, providing safe, practical and comfortable accommodation for your animals.

The shed infrastructure is truly outstanding. The main lock-up workshop (approx. 11.5m x 15m) is fully powered, concreted and fitted with a 15amp outlet, making it ideal for float storage, machinery, vehicle maintenance or a serious workshop setup. A secondary powered shed with enclosed lean-to offers even more versatility - and has to be seen to be believed!!

The sheds are strategically connected to three substantial rainwater tanks (approx. 150,000L, 9,500L and 4,000L), complemented by a bore, delivering an exceptionally reliable and near-endless water supply - a major asset for any equestrian property.

Completing the lifestyle offering is a large netted vegetable garden with raised beds, a fully sectioned chook house, and magnificent lawns and landscaped gardens that elevate the property well beyond the ordinary.

This is a tightly held estate and a rare chance to secure a luxurious equestrian lifestyle property with outstanding infrastructure, privacy and proximity to Bunbury.

Bec Slade â## 0417 921 524. "I work, live and breathe the lifestyle that I sell."

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 2.02 hectares
- Bedrooms: 3
- Bathrooms: 1







