



58 Joshua Creek Road, BOYANUP, WA 6237

Guiding \$2,100,000

Looking for a tree change?

I'm talking about the type where you can't see your neighbours, and you can't hear a thing, except the birdlife singing! Your very own private bush retreat.

Add to that a quirky timber-built home that is equivalent to the TARDIS as it opens to offer space after space with light-filled rooms, and an absolutely stunning view from every single window.

58 Joshua Creek Road, Boyanup, your very own private bush retreat nestled on 80 acres of natural trees. With approximately 14 acres of cleared land where you'll find three paddocks, currently holding agisted horses, grazing peacefully, then a holding pen with stables.

"Light Lands" needs to be viewed to be appreciated, down the gravel drive. Its humble appearance from the outside does not do it justice.

TYPE: Auction
INTERNET ID: 300P197730
AUCTION DETAILS
6:00pm, Monday July 6th, 2026
CONTACT DETAILS
Bunbury
11 Stirling Street
Bunbury, WA
Roslyn Ierace
0407 529 398

Walking inside, your eyes are drawn straight to the open-plan living area at the rear, where the wall of glass windows invites your eyes to flow over the treetops and into the distance. Then, as you let your gaze wander, your eyes are drawn to the tall, raked ceilings, made so much taller by the second story.

Upstairs, you'll find the two Queen-size bedrooms, with robes and easy access to the master bathroom. At the end of the balcony hall, another space, currently a fabulous reading nook, but big enough to be made into another bedroom or living area. And again, while sitting up here, the fabulous view through the timber balustrading to the downstairs living area, and those stunning views in the distance.

Downstairs, the spacious master bedroom with an ensuite is a fabulous space to be enjoyed.

On the northern side of the living area, step outside to adapt to the viewing area overlooking the block resting alongside the double garage. But take a walk further around to the rear, where you'll find what appears to be a garden shed built in under the home, but walk through another doorway, and you'll be pleasantly surprised by the current art studio, which is just begging to be turned into a granny flat with toilet and shower recess all just waiting for an update to be used at its full potential.

Go for a wander down the pathway, the enormous pond, I would've called a dam, lies at the bottom of the hill. Off to the right, you can see the green grass of the open areas in the distance.

If you're after something a little bit different and an investment in your future, then take a drive to this week home open and discover the possibilities.

Contact Exclusive Agent and Auctioneer Roslyn Ierace today on 0407 529 398.

- Timber-built home
- 80.01 acres, approximately 14 acres cleared
- Four-bedroom, three-bathroom
- Potential 5th bedroom/granny downstairs under the home
- Zoned rural
- Three paddocks
- Holding pen plus stables
- Two approximately 20,000-gallon* water tanks
- Fire system with generator and rooftop sprinklers
- Recently graded access road

Shire rates \$2,443.48*

This property is for sale by Openn Negotiation (Online auction with flexible conditions)

The auction has commenced, and the property could sell as early as tomorrow.

Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could

miss out!

(The sellers reserve the right to sell prior) Register to watch the auction at openn.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.

Other features: Area Views, Bush Retreat, Openable Windows

- Land Area 32.38 hectares
- Bedrooms: 4
- Bathrooms: 3







