

# 100 Boyagerring Rd, Dumbarton, WA 6566



## House For Sale

Tuesday, 28 November 2023

100 Boyagerring Rd, Dumbarton, WA 6566

**Bedrooms:** 5

**Bathrooms:** 2

**Area:** 5 m2

**Type:** House



Sam Woodford

**\$695,000**

Located in the beautiful, sought-after Wicklow Estate, only a 5-minute drive from Toodyay and 1 hour from the Perth Airport. As you drive onto this property, the first thing you see is the gorgeous original farmhouse cottage boasting rustic charm with a timber porch and brick chimney and a 12m x 12m powered barn-style shed with 144 sqm of concrete floor space, workbenches, and a car hoist for the enthusiast, plus a warm log fire, keeps it comfy in the winter. Following the driveway, we come to the house conveniently hidden among the trees. The home provides two dwellings, the main house and granny flat, ideal for large or multi-generational families, plus the option to live in one and rent the other. A generous undercover breezeway provides easy access between dwellings, which also offers a fantastic outdoor dining and entertainment area for all your friends and family to enjoy those cool afternoons. This clever design also features a double carport towards the front of the home. Inside the main house, we have the gourmet kitchen and open-plan living room, providing plenty of room for a dining table, lounge, and office space. Down the hall are the 3 bedrooms, bathroom and laundry with separate a toilet. The granny flat is slightly smaller but offers an excellent kitchen, great living, and dining with two well-sized bedrooms and a modest bathroom. The main home and granny flat both have their own back porch, and both are serviced by a split system air conditioner, keeping everyone cosy and comfortable. The total block size is 14.5 Acres of quality farmland, with 9 acres behind the house being cleared and divided into two separate paddocks, perfect for running your hobby farm. Plenty of rainwater storage is available, with the bonus of quality bores providing year-round water. This exceptional property truly has everything! With quality land, good views, a large comfortable home, an awesome shed, a historic county farmhouse and tonnes of water. What more could you possibly need! Properties like this don't last long, so do yourself a favour and contact the listing agent below. Sam Woodford | [sam@asktonym.com.au](mailto:sam@asktonym.com.au) | 0408 465 029 Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details. Property Code: 1526