

**17166 South Western Highway, Boyanup, WA 6237**



**House For Sale**

Saturday, 3 February 2024

17166 South Western Highway, Boyanup, WA 6237

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 8**

**Area: 6718 m2**

**Type: House**



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## HOME OPEN SATURDAY 10-10.30am

This 1930s-character home resting on a spacious, fully fenced 6718 m<sup>2</sup>\* lot. As you head out of Boyanup towards Donnybrook, this property is on the right-hand side, right next door to the nursery on Southwestern Highway, Boyanup. The property is fully fenced on the boundaries with internal fences added around the house, giving you a safe yard for animals or kids. The typical 1930s-character home boasts an inviting front veranda, as expected! Upon walking through the front door, the high ceilings draw your eyes to the heavens, and the stunning Jarrah floorboards flow throughout the home, along with extra-high skirting boards. The lounge is to the right of the home with a typical fireplace boasting a mantle over the top, another feature you expect in character cottages. The master bedroom opposite has been treated to a wall of built-in robes with sliding doors offering great storage and a ceiling fan for those warm nights. Resting behind the lounge is the second bedroom, another big, spacious room big enough to hold a king-size bed. The central kitchen has been updated with new soft-close drawers, a freestanding gas stove, and ample room for your dining table, right in the middle, giving you that typical country kitchen. The bathroom has also been renovated with a separate bath, shower, and toilet. At the rear of the home is an open-style laundry, and on the opposite side the compact third bedroom. The property has a variety of fruit trees, including orange, lemon, fig, and even a white mulberry. I believe there's even a nut tree of some sort! And just as a typical farm property should have, there is a windmill with a bore. There are two sheds on the property, a powered 6 x 9 metre workshop, and a 6 x 6 metre garage, with a couple of sea containers that will stay perfect for storage, and even a garden shed as well. So if you're after an affordable home in the countryside and want to live in popular Boyanup, here is your chance. Call Exclusive Agent and auctioneer Roslyn Ierace today on 0407 529 398. • 1930s-built asbestos and Zinalume home • 6718 m<sup>2</sup> block • Fully fenced on the boundary • Internal fencing around the house • 6 x 9 metre powered workshop • 6 x 6 metre garage • 2 sea containers • Windmill and Bore - No scheme water • The property has septic tanks -No sewer rates • Vacant possession at settlement LPS8 Zoned - Priority agriculture Shire rates \$1,876 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 [www.openn.com.au](http://www.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