

**40 Penn Street, Boyanup, WA 6237**

**Harcourts**APG

**Acreage For Sale**

Tuesday, 23 April 2024

40 Penn Street, Boyanup, WA 6237

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1 m2**

**Type: Acreage**



Melanie Hurst  
0417927361

## Offers Over \$769,000

This unique 1.96-hectare Lifestyle Property (approx. 5 acres) is located on the edge of the town centre in the quaint country town of Boyanup. This property offers the opportunity to have the best of both worlds- Work in the City and Live in the Country- The drive to Bunbury is just 20 minutes. The spacious 3 x 1 home has that country feel. The house welcomes you with a cool shaded front veranda, tall trees, reticulated green lawns and massive paved back outdoor area with an inviting 8-seater spa. Everything you need to enjoy the quiet life or room to party with family and friends. The property is already established with five paddocks which are all gravity fed from an overhead water tank. Is your dream to own a horse or two or maybe run some sheep or a few goats, well here is your chance. The added bonus about this property is the house is connected to town water and the grounds are reticulated from the bore. Other features you will love about this property--  
- Reverse cycle air conditioner and a wood combustion fire.  
- Small solar system and solar hot water system  
- Established fruit trees- Apricot, Fig, Apple, Plum, Mandarin & Lemon plus a Pecan & Macadamia tree.  
- Sheds, chook pen, and a rain water tank. This unique property will be highly sort after. Call me today to arrange a viewing  
Melanie 0417927361.