

**41 Angus Close, Bovell, WA 6280**

**Sold House**

Wednesday, 12 June 2024

**RayWhite**

41 Angus Close, Bovell, WA 6280

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 2225 m2

Type: House

## Contact agent

Welcome to 41 Angus Close, Bovell. This is your chance to secure the dream lifestyle and expansive living in premium Country Road Estate. Offering a private oasis spanning over 2000m<sup>2</sup> in the prestigious address of Angus Close the property is ideal for those that treasure space, functionality, nature and the great outdoors. Relaxing in your private sanctuary surrounded by quality homes with an abundance of infrastructure, you will be able to enjoy fresh eggs from your own chicken coup, cultivate your own produce in the raised vegetable garden beds and store all your toys in the large powered shed/workshop. There is also a garden shed, a lean too and a large undercover hardstand area for your boat/caravan. The oversized home is perfect for a growing family, multigenerational living, and anyone that loves spacious living and entertaining. Every room and feature of the home is generous ensuring comfort, convenience and functionality and if you love storage, you will be immensely impressed by this home. Inside, a welcoming entryway greets guests followed by an oversized guestroom and an activity room that connects to the minor bedrooms and main bathroom. The master bedroom offers a big retreat with an ensuite that features a spa bath and separate toilet, while the walk in robe is abundant in space. At the end of the corridor the open plan living is revealed. Vast in size it is perfect for family gatherings, relaxation and entertaining guests with a cosy fireplace taking centre stage for winter evenings. The kitchen is a chef's dream offering expansive storage and preparation space, a walk in pantry and views of the surrounding outdoor landscape. Convenience and functionality are key in this home with a large laundry tucked away behind the kitchen, a walk in storage room, and a separate powder room. Additionally, there's a separate office with abundant storage and a theatre room behind double doors. The entire living area flows out to the large alfresco for a harmonious blend of indoor and outdoor living. With its prized north facing aspect this area captures winter warmth and light, and features ceiling fans, a built-in barbecue and bar area, space for both dining and relaxing plus a breakfast bar that is connected to the kitchen window. Property Features • Gated side access and fully fenced backyard • Powered workshop/shed (7m x 8m) with electric roller door • Garden shed (3m x 3m) with adjacent chicken coup • Raised vegetable gardens beds • Undercover parking for boat/caravan • Spacious open plan living • Separate theatre, office and activities room • Large alfresco with Jarrah bar and outdoor kitchen • Outdoor servery window with jarrah slab • Large kitchen with lots of storage and bench space • Pantry plus walk in storage room • Extra built in cupboards - guest room and office • Oversized master suite • Ceiling fans, ducted A/C throughout and large slow combustion wood fire • Fully reticulated gardens with fruit trees Enjoying seclusion, the property is minutes from all the amenities of the City of Busselton with easy access to Western Growers Fresh, a range of schools, variety of sporting facilities plus convenient access to Vasse, Dunsborough and Bunbury. Proximity Features (approx.) - Western Growers Fresh 1.4km - Bovell Oval and Busselton Football and Sportman's club 1.2km - GMAS 3.1km - Busselton Jetty Foreshore Parade 4.1km - St Mary Mackillop College 5.7km For further details or a private inspection please contact exclusive property consultant Jason Cooper today. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628