

9 Proctor Street, Boyup Brook, WA 6244

Harcourts Heartland

Sold House

Monday, 14 August 2023

9 Proctor Street, Boyup Brook, WA 6244

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

Contact agent

Country cottage in Boyup Brook -What a magic place to call home. Set in lovely gardens the charming 1952 built home has that welcoming feel of yesteryear, love and family. So many features and benefits:

- Open plan living area incorporates kitchen dining and lounge area.
- Gas cooktop, there is no built in oven.
- Breakfast bar.
- 2 Queen size bedrooms the wardrobes are included in the sale.
- There is a study/office which could easily convert to a 3rd bedroom.
- Plantation shutters in kitchen and lounge.
- Tile fire in living area.
- Reverse air conditioner in lounge.
- Wall heater and reverse cycle air conditioning unit in main bedroom.
- Air conditioning unit to second bedroom.
- Big outdoor patio amongst the most beautiful gardens filled with birdlife.
- This property would lend itself to grow your own veggies.
- 7x7 metre (approx) shed powered with 3 phase power and concrete floor.
- Storage shed 6x4metre (approx.) with concrete floor and a little wood heater.
- Wood shed.
- 2 car carport.
- Insulation in ceiling.
- Solar panels.
- Solar hot water storage system 270 litres.

• Quiet Street • 885m² block This lovely country community has a guaranteed Doctor available, public and private schooling for junior school. There is public high school to year ten. The ground rates are \$1012.80 and are inclusive of St John Ambulance services. This home is asbestos fully painted and compliant to regulations. The home was painted last year and the current owner has maintained a yearly termite pest inspection. The home is compact inside and would only suit a couple or a single person. Pride of ownership shows in this immaculate well-loved and maintained property. Will sell fast. Such a wonderful buy priced at \$258,000. Viewing by appointment. Call the listing agent Kate Bond on 0427 080 333.