

36 Timperley Street, Boyanup

## Country living at it's best in Boyanup

If you've been dreaming of wide open spaces, fresh country air, and a peaceful rural lifestyle, this fantastic 3.24 hectare (approx. 8 acre) property in Boyanup could be just what you've been waiting for.

Perfect for hobby farmers, horse lovers, or those seeking a quieter way of life, this property offers a blend of rural charm and comfortable living all within easy reach of town amenities.

The property gives you the opportunity to become self-sustainable or there is sub division/ developer potential.

### Property Features:

- 3 spacious bedrooms, master with floor to ceiling built in robe and 1 bathroom with separate shower and purple bathtub
- Fully renovated kitchen with stunning bronze glass splash back and deep pantry
- Lovely modern, light grey, marble look tiles to main areas and bedrooms for easy care and charm
- Reverse cycle ducted air-conditioning for year round comfort
- Solar hot water system for energy efficiency
- Single garage with remote roller door
- Massive shed for vehicles, storage or workshop space and a

3 1 1

### FOR SALE

Offers Over \$1,100,000

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- smaller storage shed
- New Bore which supplies to the orchard and property
- Avocado trees and much more
- Well maintained lawns and gardens surround the home
- Fully fenced paddocks and stables ready for livestock
- New dual leach drains
- Additional access past the house leading directly to the paddocks

Set in a tranquil pocket of Boyanup, this property offers the best of both worlds, country peace with town convenience. With room to roam, space for animals, and plenty of potential to grow your rural dream, it's the perfect escape from city life.

Please register on Propps <https://prop.ps/l/ldya9d03TCCq>  
Call Team Ned LJ Hooker to register your interest today!

Disclaimer — whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## MORE DETAILS

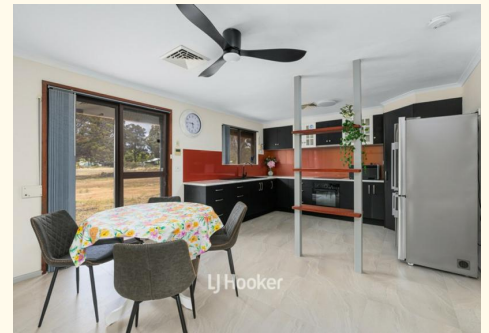
|               |                  |
|---------------|------------------|
| Property ID   | 1915HND          |
| Property Type | House            |
| Land Area     | 3.24 hectare     |
| Including     | Air Conditioning |
|               | Fully Fenced     |
|               | Remote Garage    |

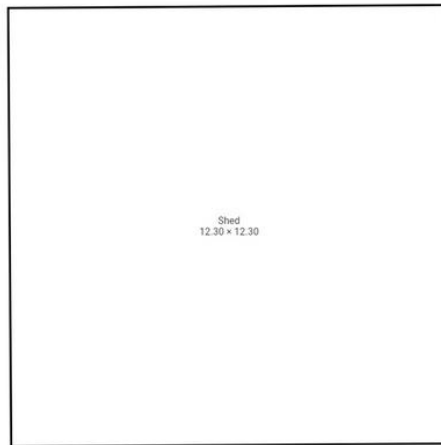
**Rachel Ned MacLeod-Paterson 0488 556 452**

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Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and are for illustrative purposes only.