

## Boyanup, 4 Quaife Court

Modern Family Living with Ultimate Luxury on a Picturesque Bushland Block

Located within the Joshua Brook Estate and set on a sprawling 4,387 sqm lot surrounded by tranquil natural bushland, this stunning 3-bedroom, 2-bathroom residence built in 2014, by WA Country Builders, combines modern design, premium features, and the serenity of nature. Thoughtfully designed for both comfort and style, this home is a true standout. Immaculately maintained, you'd be forgiven for mistaking it as brand new.

Upon entry, you are welcomed into a light-filled main living area where cathedral raked ceilings create an impressive sense of space and openness. Coupled with the double-sided natural gas fireplace to set the ambience on a cool winters evening. Raised ceilings throughout the remainder of the home further enhance the sense of space and grandeur.

The contemporary kitchen is at the heart of the home, complete with stone benchtops, quality appliances, ample storage, and a layout perfect for entertaining or everyday living.



**Disclaimer:** 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.



**For Sale**  
Guiding \$900,000's

**View**  
By Appointment

**Contact**  
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**LJ Hooker Property South West WA**  
**(08) 9791 6880**

The luxurious main bedroom suite is the ultimate private retreat, featuring a double-sided walk-in robe and an exceptional ensuite bathroom. Designed with indulgence in mind, a stunning circular bathtub positioned at the centre of the room is the feature piece, the inclusion of the double stone-top vanity, an oversized shower recess and separate toilet provides the ultimate in relaxation and style.

The home's generous proportions continue into the minor bedrooms, each featuring double built-in robes for added convenience. A dedicated home theatre offers the perfect space for family movie nights or quiet relaxation.

Additional premium features include:

- \*Ducted reverse cycle air-conditioning throughout the home for year-round comfort
- \*Large internal storage room
- \*Tinted windows for privacy and energy efficiency

Step outside to enjoy the large alfresco area and front and rear verandahs, perfect for entertaining family and friends while taking in the picturesque natural surroundings. The expansive block offers the tranquillity of natural bushland, providing a serene outlook, privacy, and opportunities to enjoy the outdoors.

Practical features include a double carport for convenient parking, along with an external storeroom perfect for storing essential yard tools.

The property is connected to mains water, natural gas and underground three phase power.

This exceptional property offers the best of contemporary living, luxury finishes, and natural beauty, all set in a peaceful location. Whether you're entertaining, relaxing, or simply enjoying time with family, this home delivers space, comfort, and style in one perfect package.

Don't miss your chance to secure this unique bushland retreat —inspection is a must! Call Simon Bushell on 0411 929 198 today!

Nearby facilities:

Joshua Lake reserve —475m

Childside school, offering education from Kindy - Year 10 —800m

Bull and Bush Tavern —1.66Km

Boyanup Townsite —1.9Km

Council Rates: \$2,690.65

Water Rates: \$282.60

\*All distances are approximate.

Disclaimer: While every care has been taken in preparing this advertisement and estimated outgoings, all information supplied by the seller and their agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to verify all pertinent details. Images are for illustrative purposes.



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## More About this Property

<b>Property ID</b>	16W4HND
<b>Property Type</b>	House
<b>House Size</b>	288 m <sup>2</sup>
<b>Land Area</b>	4387 m <sup>2</sup>
<b>Including</b>	Ducted Cooling Ducted Heating Outdoor Entertaining

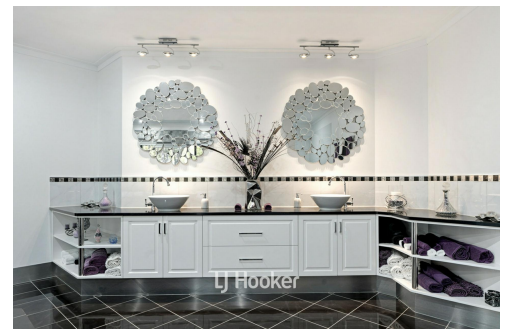
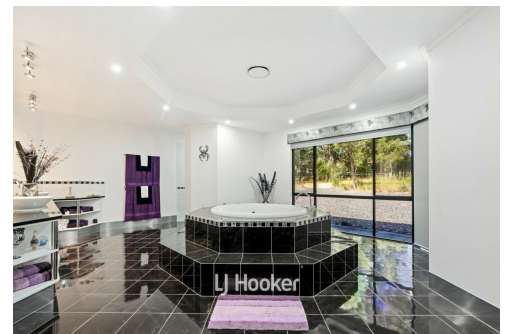
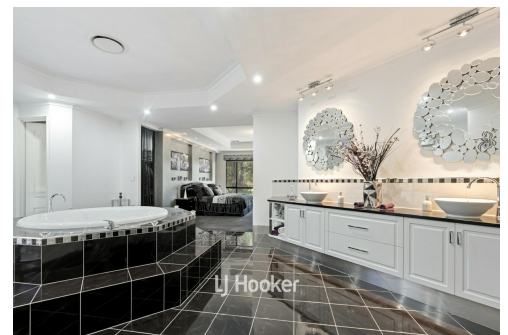
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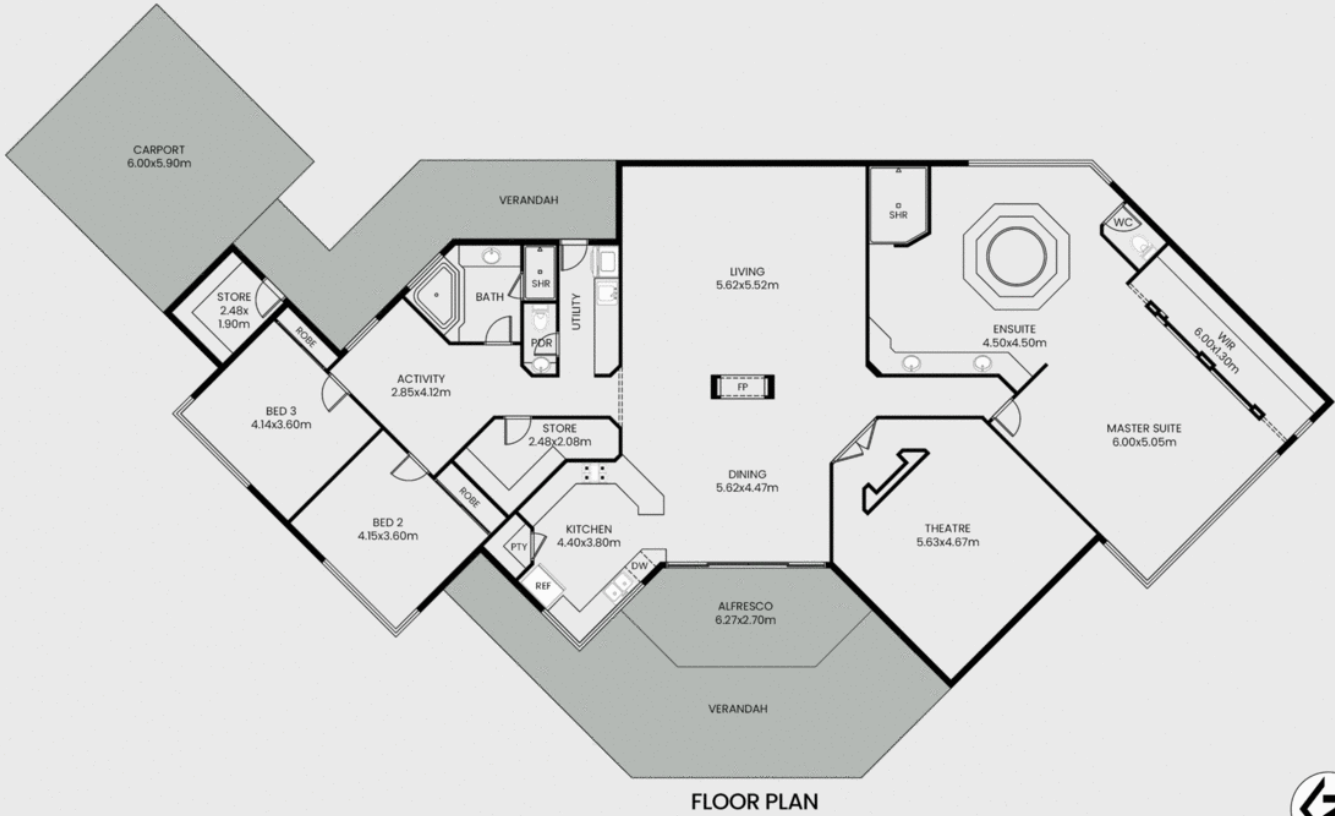
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## 4 Quaife Court, Boyanup

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



FLOOR PLAN



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