



40 Thomas Street, Boyanup

## Charming Family Home with Exciting Development Potential

Positioned on a generous 1,012sqm block and zoned R40 Mixed Use Residential, this home presents an exciting opportunity for homeowners, investors, and developers alike. Offering future subdivision and duplex development potential (subject to relevant approvals), this is a rare chance to secure a property with significant upside in one of the South West's most charming and growing communities.

Beyond its exciting development potential, this charming Boyanup home offers comfortable family living with a warm and welcoming feel throughout. Featuring four well-sized bedrooms, two bathrooms, multiple living areas, and an open-plan kitchen, dining and living space, the home provides the perfect balance of character and functionality.

Ideal for growing families, the additional living area offers flexibility for a games room, activity room, home office, or second lounge. A cosy wood fire and reverse-cycle air conditioning ensure year-round comfort, while the expansive backyard, large shed/carport, and generous block size offer plenty of space for families, entertaining, hobbies, or future improvements.

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**FOR SALE**  
Offers Over \$799,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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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.

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Features include:

- Generous 1,012sqm block with R40 Mixed Use Residential zoning
- Four bedrooms, two bathrooms
- Multiple living areas
- Open-plan kitchen, dining and living area
- Kitchen featuring breakfast bench and ample storage
- Wood-fire heating and reverse-cycle split system air conditioning
- Large shed/carport providing additional storage and parking
- Expansive backyard with room for families, pets, and entertaining

Combining charm, comfort, and future potential, this is a rare opportunity to secure a substantial property in the heart of Boyanup. Offering immediate liveability and exciting possibilities for the future, this property will appeal to a wide range of buyers.

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 seller's 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	1AN0HND
Property Type	House
House Size	132 m2
Land Area	1012 m2

**Janine Stewart 0404 913 737**

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