



5 Duce Drive, Boyanup

## Character-Filled Boyanup Escape

Set on a peaceful 4,320m<sup>2</sup> block in Boyanup, this 4 bedroom, 2 bathroom residence offers a warm and inviting take on country living. Raked ceilings enhance the sense of space in the open-plan living area, where a dual-sided wood fire becomes the centrepiece of the kitchen, dining and lounge. Thoughtfully planned for everyday living, the home also features a separate lounge, office and activity room, giving flexibility for work, relaxation or family life, while the bedrooms are spacious and include built-in robes.

Outside, the home opens to its natural surroundings with a wrap-around verandah and rear patio overlooking established lawns and mature trees. Bore reticulation ensures the grounds remain green and easy to maintain. This property delivers more than a place to live, it's a quiet escape with thoughtful design, space to grow and a genuine connection to its environment.

### Features:

- Raked ceilings to open living area
- Solid Marri floors
- Dual sided wood fire
- Parents retreat, with spacious master bedroom, walk in robe and

4 2 2

**FOR SALE**  
From \$1,150,000

### 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.



- ensuite featuring double vanities, large shower and separate w/c
- Spacious minor bedrooms with robes
- Office with direct access outside
- Activity areas
- Separate lounge
- Ducted evaporative Air-conditioning
- Wrap around verandah and rear patio
- Two 3m x 3m garden sheds
- Connected to mains water and gas
- Bore reticulation
- Established lawns and trees
- Fully fenced, with dual street access
- Positioned opposite a scenic nature reserve with direct access to walking trails
- 3.5km to Boyanup Town Centre\*

Council Rates: \$2,647.60\*

Water Rates: \$289.66\*

Approximate only \*

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing and make this house your home sweet home!

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	190JHND
Property Type	House
Land Area	4320 m2

### James O'Neill 0451 309 029

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