



145 Lee-Steere Drive, Boyup Brook

Elevated Country Living On 8.85 Acres

Set across approximately 8.85 acres of established gardens and multiple paddocks, 145 Lee-Steere Drive offers a spacious and well-equipped country lifestyle with elevated views across the surrounding Boyup Brook countryside.

Built in 2002, the four-bedroom, two-bathroom residence has been designed to make the most of its picturesque setting, combining generous proportions, warm country character and plenty of flexibility for family living.

At the heart of the home is the impressive open-plan kitchen, dining and living area, where raked ceilings and exposed timber beams create a wonderful sense of space. A slow-combustion wood fireplace provides warmth through the cooler months, complemented by split-system air-conditioning for year-round comfort.

A separate theatre/games room provides a second substantial living space, while the dedicated study offers excellent flexibility as a home office, guest room or potential fifth bedroom.

Wrapping around the residence, wide verandahs provide plenty of

4 2 1

FOR SALE
All Offers Invited

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

space to sit back and take in the property's elevated outlook, with views across the established gardens, paddocks and surrounding countryside from all directions.

Outside, the approximately 8.85-acre holding is divided into multiple paddocks, providing plenty of scope for horses, livestock or simply enjoying the extra space that comes with a genuine country lifestyle.

For those needing substantial storage, garaging or workspace, the property is exceptionally well catered for with a 12m x 6m workshop/garage together with an additional 15m x 6m machinery shed —ideal for vehicles, machinery, equipment and rural pursuits.

Adding further practicality is a 275,000L rainwater tank together with the convenience of scheme water, while a solar power system and solar hot water unit complement the property's country lifestyle credentials.

Despite its country setting, the property remains within easy reach of the Boyup Brook townsite and its everyday amenities. The community offers local shopping and services, schooling, sporting and recreation facilities, medical services and the conveniences needed for day-to-day living, making it an appealing option for families, retirees or those looking to make a permanent move to the country.

Property Features:
Approximately 8.85 acres
Multiple paddocks
Elevated countryside outlook
2002-built residence
Four bedrooms and two bathrooms
Study/home office or potential fifth bedroom
Large open-plan kitchen, dining and living area
Raked ceilings with exposed timber beams
Separate theatre/games room
Slow-combustion wood fireplace
Split-system air-conditioning
Wrap-around verandahs
Extensive established gardens
Solar power system
Solar hot water unit
275,000L rainwater tank
Scheme water
12m x 6m workshop/garage
15m x 6m machinery shed

Offering the space of approximately 8.85 acres, a substantial family home, excellent shedding and multiple paddocks, 145 Lee-Steere Drive is a well-rounded lifestyle property with plenty of room to make the most of country living.

For further information or to arrange your private inspection, contact Simon Bushell at LJ Hooker Property South West.

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.

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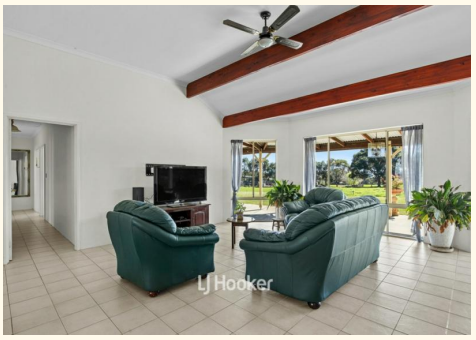
MORE DETAILS

Property ID	1BD5HND
Property Type	House
Land Area	3.58 hectare
Including	Toilets (2)

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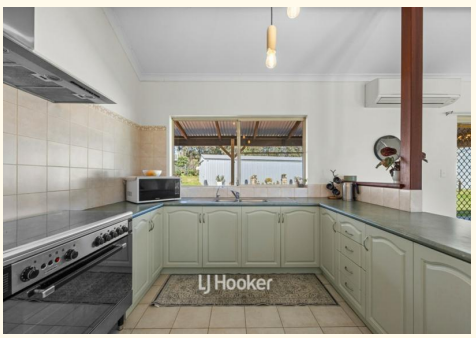
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Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are appoximate and are for illustrative purposes olnly

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