



## North Boyanup, 113 Ryelands Drive

### Dream Rural Retreat —6.23 Acres of Lifestyle Bliss



Escape to your own slice of paradise with this stunning 6.23-acre rural lifestyle property, perfectly situated at the end of a quiet cul-de-sac. Offering an idyllic blend of space, comfort, and practicality, this is the ideal retreat for families, hobby farmers, or anyone seeking the serenity of country living without compromising on modern conveniences.

The charming 1998-built residence is the heart of the property, boasting 4 generously sized bedrooms and 2 well-appointed bathrooms. Thoughtfully designed for comfort and functionality, the home includes a welcoming front lounge room, an open-plan kitchen, meals, and living area, and a separate activity room, providing versatile spaces for both relaxation and productivity. Ducted air-conditioning ensures year-round comfort, and the double garage under the main roof offers secure parking and additional storage.

Step outside and be captivated by the expansive outdoor living spaces. The home offers wide verandahs, creating the perfect spot to relax with a morning coffee or unwind at the

**For Sale**  
SOLD above asking!

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[ljhooker.com.au/16S4HND](http://ljhooker.com.au/16S4HND)

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

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end of the day. A spacious patio invites you to entertain guests or host family gatherings while taking in the stunning views of the natural surroundings. The hotmix paved driveway not only adds a polished touch to the property but also provides the perfect place for the kids to ride their bikes/scooters in a safe environment.

A crushed gravel driveway extends through to the powered workshop, a fantastic space for DIY projects or additional storage. A mixture of roller door and sliding door access provides a multitude of options for how you wish to utilise this space.

Sustainability and self-sufficiency are key highlights of this property. A solar power system keeps energy costs low, while multiple rainwater tanks and a bore irrigation system provide an abundance of rainwater storage and ensures the property remains lush and green throughout the year. The covered fruit tree orchard is a delightful feature, allowing you to enjoy fresh, homegrown produce straight from your backyard.

Located in a peaceful and private setting, this property offers the best of both worlds. You'll enjoy the tranquillity of rural living while being just a short drive from schools, local shops, and community facilities. The cul-de-sac location enhances the sense of seclusion, making this an ideal retreat from the hustle and bustle of everyday life.

Nearby locations:

-Boyanup townsite —4.2km

-Dardanup townsite —7.3km

-Bunbury CBD —14.9km

Whether you're dreaming of wide-open spaces for the family, starting a hobby farm, or simply yearning for a change of pace, this property delivers on every front. Don't miss the opportunity to make this exceptional rural retreat your own. Contact Simon Bushell on 0411 929 198 today to arrange a viewing and take the first step toward living the lifestyle you've always imagined.

## More About this Property

<b>Property ID</b>	16S4HND
<b>Property Type</b>	House
<b>House Size</b>	194 m <sup>2</sup>
<b>Land Area</b>	2.52 hectare
<b>Including</b>	Air Conditioning Outdoor Entertaining

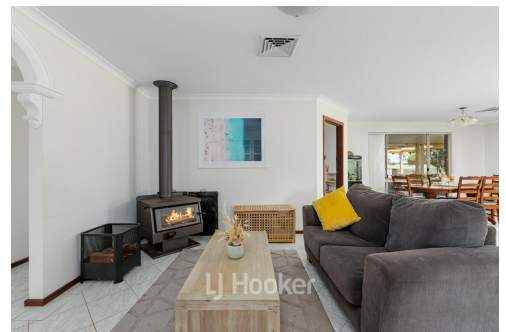
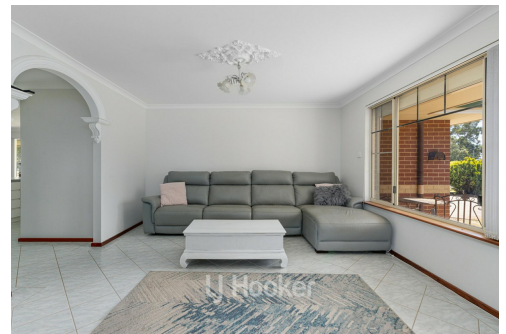
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