

**14 Payne Street, Boyanup, WA 6237**



**House For Sale**

Wednesday, 8 January 2025

14 Payne Street, Boyanup, WA 6237

**Bedrooms: 2**

**Bathrooms: 2**

**Type: House**



Angela Murphy  
0438310315

## GLORIOUS GARDEN LOT – 1 ACRE IN BOYANUP

HOME OPEN THIS FRIDAY 10th JANUARY 5.00 - 5.30pm Perfectly positioned in the very popular and tightly held town of Boyanup, this 1\* acre (4,085\* sqm) property is utterly unique – and immensely special. Built in 1964, the much-loved brick and tile home has brilliant 'bones', offering high ceilings, jarrah floorboards, art deco features – and truly fabulous, flexible options for all-weather indoor and outdoor entertaining. The home is complemented by a range of sustainable living features – along with an outstanding selection of functional outbuildings, including a vast 'workshop' shed with power, an additional machinery shed, various smaller garden structures and several water tanks. All set within expansive grounds and simply glorious gardens, showcasing twenty years of creativity and love-filled labour. There is so much available here for a new family to deeply appreciate and ultimately make their own.

**Internal Features:**

- Traditional 2 x 1 plus sleepout, flexible-use spaces
- Lovely lounge – art deco ceiling, large windows, new air conditioner plus ducted evaporative cooling, cosy winter wood stove, tiled hearth, wooden blinds
- Country kitchen – excellent storage, sunny skylight, double door pantry, gas oven
- Open concept dining room, wonderful wide windows
- Primary bedroom – super spacious, full-length built-in wardrobe, lovely bushland views onto the old railway line, transom window for excellent airflow, reverse cycle air conditioning
- Second bedroom – spacious, full-length built-in wardrobe, plenty of storage
- Sleepout plus an additional enclosed, flexible-use room
- Family bathroom – new ceiling, walk-in shower
- Large laundry – built in cupboard, separate toilet
- Linen cupboard in hallway

**External Features:**

- Garage under main roof, internal access
- Incredible all-weather entertaining options
- Spacious rear area, new domed roof over deck
- Fabulous outdoor oven – for pizza, roasts, slow cooking
- Enclosed, lockable recreation room – with a jarrah bar
- Vast workshop shed with power – high ceiling, roller doors at front and rear, plenty of storage space
- Additional machinery shed
- 20 solar panels – power is currently in credit to the grid!
- Gas bottles, mains sewerage

**Garden:**

- Fully-fenced, expansive and well-established grounds
- Amazing rear gardens, with numerous 'rooms' and vistas
- Additional paddock – previously home to sheep, alpacas
- Fabulous 'fruit salad' orchard, several vegie beds
- 6 x olives, 3 x apple, 3 x plum, apricot, nashi pear, lemon, lime, fig, banana, guava, prune, mandarin, pomegranate, passion fruit
- Beautiful bougainvillea, multiple wisterias
- This gorgeous garden is brimming with character and charm – old water tank and chook house, various useable garden structures, shade-house, pond and archways
- There is simply so much to enjoy and appreciate!

With proximity to Bunbury, Donnybrook, Dardanup, and the fabulous Ferguson Valley, this wonderful country-style lot will invite immediate interest. Shire of Capel Rates 2024/2025: \$2132.95\* Zoning: Residential R30 For further information and to arrange a timely viewing, please contact: Angela Murphy 0438 310 315 [angela.murphy@elders.com.au](mailto:angela.murphy@elders.com.au)

**Buyers Note:** All measurements and dollar amounts are approximate only and generally marked with an asterisk (\*) for reference. Any boundaries marked on images are offered as a guideline only. Buyers should complete their own due diligence, including a visual inspection of the property, prior to making an offer and should not rely on the photographs or written text in this advertisement to make a purchasing decision.