

# 21 Boya Crescent, Boya, WA 6056



## House For Sale

Tuesday, 14 January 2025

21 Boya Crescent, Boya, WA 6056

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2023 m2**

**Type: House**



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## From \$1.2m

Hidden from sight at the end of a quiet street, this home is all about stunning views, privacy, and tranquility. If you've been dreaming of a peaceful Hills property teeming with wildlife then don't miss this elevated haven overlooking the rolling Hills to the East, and the granite and greenery of the Boya Quarry to the North. With treetop vistas from every window, there's no mistaking where you are! Most of this huge home has been lovingly extended and renovated by the current owners to the highest specifications, with longevity and comfort front of mind. With all the big jobs and hard parts done, the unfinished parts of the home represent a unique opportunity to customise the remaining spaces to suit your own family's needs.

**UPSTAIRS**

- Vast open-plan living, dining, sitting, and informal meals area, bathed in natural light, with spectacular views over Boya Quarry.
- Stunning kitchen with stone benchtops, integrated Asko appliances (including dishwasher and double oven/steamer/microwave), custom cabinetry, large scullery, and servery onto the alfresco.
- Palatial primary bedroom with treetop views, beautiful ensuite with custom cabinetry, WIR plus BIR, balcony (to be completed), and access to the office.
- Three generous ancillary bedrooms, each with WIR or BIR.
- Large office/study (or nursery/5th upstairs bedroom).
- Practical family bathroom with plumbing exposed (downstairs) to facilitate renovation.
- Huge linen cupboard.
- Polished jarrah floorboards (living areas to be completed).
- Reverse-cycle ducted air and double insulation (including insulation in all internal walls) for energy efficiency.
- Rewired throughout with banks of power points absolutely everywhere (including inside the ensuite cabinets).
- New windows and doors throughout with e-glass for insulation plus security screens.
- Custom window treatments, new light fittings, and ceiling fans throughout.
- Fresh paint throughout in shades of grey and white.

**DOWNSTAIRS**

- Studio space with ensuite, kitchenette, built-in study desk, polished floorboards, separate entry, split system, custom window treatments, and private patio.
- Huge formal entry and additional studio space (currently used as a music room), awaiting your creative vision.
- Large family laundry with great storage.
- Understairs storage.
- New windows and doors with e-glass for insulation plus security screens.
- Direct access from garage and workshop.

**EXTERNAL**

- Generous garage with three-phase power, great clearance and massive storage area.
- New solar panels.
- New biocycle system.
- Trex decking and Scyon cladding for durability.
- Ring doorbell.
- Reticulation.
- Garden shed.
- Native gardens with granite outcrops.
- Aviaries.
- Raised garden beds.
- Adjacent to Hudman Road Reserve with access to the Bridle Trail.

This is a rare opportunity to be the next custodian of this spectacular property, and finish it off to your own requirements and style, in your own time. Please call Jasmine on 0448 064 680 for more information. Please note that while we take great care in preparing and collating the information contained in our advertisements, we cannot warrant the accuracy or completeness of this information. We recommend prospective buyers make their own independent enquiries to verify the information contained in this advertisement, as it cannot be relied upon and does not form part of any contract for sale.