

**53 Reilly Rd, Boyanup, WA, 6237**



**House For Sale**

Wednesday, 20 November 2024

53 Reilly Rd, Boyanup, WA, 6237

**Bedrooms: 5**

**Bathrooms: 2**

**Type: House**

## 2 Houses + Huge Shed, Smaller Sheds, 8 Paddocks And Cattle Yards

Nestled in the picturesque countryside of Boyanup, this sprawling 35.48-acre property offers a unique blend of lifestyle and opportunity. With not one but two crafted dwellings, it's the perfect setting for multi-generational living, a guest retreat, or generating rental income. Surrounded by nature's finest, this expansive property combines tranquillity with versatility, making it a rare find in the region.

The land itself is a haven for nature lovers and those with a vision. Whether you dream of starting a hobby farm, running livestock, or simply enjoying the vast open space, the possibilities are endless. With ample room for paddocks or gardens, this property provides the perfect canvas to create your rural lifestyle.

### FEATURES INCLUDE:

#### Main Dwelling - 3x1

(\$475 per week until 20th Of June 25)

- Wrap around verandas
- Timber ceilings
- Wood stove
- Wood fire
- Split System A/C

#### Cottage - 2x1

(\$450 per week until Jan 25)

- Modern Kitchen
- Semi-modern bathroom
- Wood fire
- Split system A/C
- Ceiling fans
- Rear patio

#### Farm

- 20x30m lockable shed with cement floor.
- Fertile soils
- Powered shed.
- Large hay shed.
- Detached carport/machinery shed.
- 8 paddocks with water, solar electric fencing and laneway.
- Steel cattle yards.
- Solar pump.
- Solar panels.
- Bore.
- Water filter
- Donga (suitable for storage).
- Separate power metres for houses.

The property is well positioned, only a 2.5km drive from Boyanup townsite.

#### Rates:

Council Rates: Rates:\$2,500\*

Approximate only \*

Don't miss this rare opportunity to secure your rural dream. Contact James O'Neill today for more details or to arrange a

viewing!

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 purpose