

**15 Sinnott Road, Boyup Brook, WA, 6244**



**Land For Sale**

Saturday, 30 November 2024

15 Sinnott Road, Boyup Brook, WA, 6244

Type: Land



Susan Kouw  
0438300980

## **The Perfect Blend of Rural Charm and Convenience!**

Discover this gently undulating hobby farm tucked away at the end of a cul-de-sac, offering stunning elevated views of neighbouring lots. Spanning 2.23\*ha (5.51\* acres), this idyllic property boasts shady established gum trees and a charming rocky granite outcrop. Here's your chance to enjoy the best of both worlds!

Conveniently located within 50km of the Greenbushes Mine site and just a five-minute drive to the welcoming town of Boyup Brook, this property is perfectly positioned.

Features include:

- A spacious approx. 5x10m\* shed with a wood heater, ideal for weekend getaways or planning your future dream homestead.
- A 25,000L\* water tank connected to the shed, plus an additional 5,000L\* tank ready for connection.
- A three-sided, two-bay open shed for your equipment storage needs.
- Completed boundary fencing and power available at the front of the property.

This property is brimming with potential and ready for you to make it your own. Don't miss out-call today!

Zoned: Rural Residential

For further information or to arrange a viewing, please contact Susan Kouw 0438 300 980, [susan.kouw@elders.com.au](mailto:susan.kouw@elders.com.au)

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.