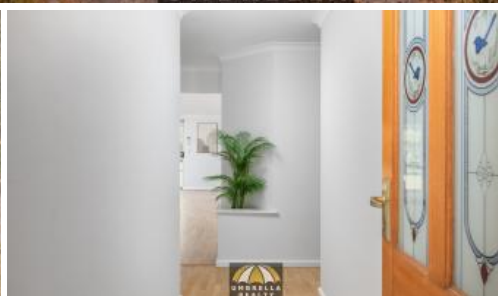




11 Penn Street, Boyanup



A MAGICAL FAMILY SANCTUARY ON OVER AN ACRE

After more than 30 years of treasured family memories, the owners of 11 Penn Street are preparing to downsize and offer this much-loved Boyanup property to its next generation.

Set among established gardens on approximately 4,250m², this spacious four-bedroom, two-bathroom home combines genuine country character with generous family living, abundant parking, a powered shed, productive gardens and a truly magical natural setting—all within the Boyanup township.

Privately positioned behind mature trees, the brick home welcomes you with wide verandahs, decorative gables and a circular driveway providing convenient access and parking for four or more vehicles.

At the heart of the home is a beautifully renovated kitchen featuring an

4 2 2 4,249 m²

Price Offers Over
\$999,000

Property Type Residential

Property ID 1545

Land Area 4,249 m²

INSPECTION TIMES

Sun 11 Oct, 11:30 AM - 1:00 PM

AGENT DETAILS

Celestine Pfuhl - 0435 824 123

Matilda Downard - 0429960431

OFFICE DETAILS

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oversized island and breakfast bar, extensive drawer and cupboard storage, a five-burner gas cooktop, stainless-steel oven and dishwasher, subway-tile splashback and an extra-large refrigerator recess.



The kitchen connects effortlessly with the enormous open-plan living and dining area, where timber-look flooring, expansive windows, garden views and an operational wood-burning heater create a warm and inviting family hub. Sliding doors open to the approved, paved outdoor entertaining area, providing plenty of space for relaxed lunches, celebrations and year-round gatherings.

A separate and spacious second living area offers the flexibility to be used as a theatre, games room, children's retreat or quiet lounge.

The master bedroom includes a walk-in robe and private ensuite, while three additional bedrooms are serviced by the family bathroom with a separate bath and shower. Ducted reverse-cycle air-conditioning, double insulation and recently installed guttering add to the home's year-round comfort and practicality.

Beyond the home, the property becomes something truly special.

Seven established mango trees reportedly produce approximately 50–60 mangoes each year, accompanied by an abundant olive tree and established lemon, apple, nectarine, loquat and curry leaf trees. Raised vegetable beds, a chook shed and bore reticulation with an automatic timer provide an excellent foundation for anyone dreaming of a more self-sufficient lifestyle.

Tucked among the mature trees is a special grove, a magical natural playground for children and a peaceful retreat for nature lovers. Possums, wild ducks and other native wildlife are regular visitors, creating the feeling of a private country sanctuary.

For tradies, hobbyists or families with plenty of equipment, the approved powered shed measures approximately 10m × 8m and

includes a concrete floor. There is also extensive space for cars, caravans, boats, trailers and future projects, while the included ride-on mower will make caring for the grounds easier from day one.

The property is zoned Residential R30 and may offer future subdivision potential, subject to all relevant planning considerations and approvals. Buyers should make their own enquiries with the Shire of Capel and other relevant authorities.

Property Highlights

- Four bedrooms and two bathrooms
- Master suite with walk-in robe, ensuite and an adjoining room ideal as a home office, nursery or private retreat.
- Approximately 197m² home, built in 2002
- Approximately 4,250m² or just over one acre
- Huge open-plan kitchen, living and dining area
- Spacious separate theatre, games room or second lounge
- Renovated kitchen with oversized island bench
- Retractable benchtop power tower with USB and data connectivity
- Five-burner Bosch gas cooktop and oven, complemented by a stainless-steel Siemens dishwasher.
- Wood-burning heater
- Ducted reverse-cycle air-conditioning
- Double insulation to the ceiling and beneath the roof
- Roof-space storage accessed by a hallway ladder
- Approved paved outdoor entertaining area
- Circular driveway and ample parking for four or more vehicles
- Powered shed of approximately 10m × 8m
- Concrete shed floor
- Established orchard and raised vegetable beds
- Seven productive mango trees and abundant olive tree
- Lemon, apple, nectarine, loquat and curry leaf trees
- Chook shed
- Bore reticulation with automatic timer
- Recently installed guttering
- Bottled gas and gas storage hot-water system
- Ride-on mower included in the sale
- Mature gardens, established shade trees and resident wildlife
- Residential R30 zoning Subdivision potential STCA

This is more than a large family home. It is a property that has been nurtured and enjoyed for over three decades, a place where children can explore, gardens can flourish and the next family can create something truly special.

Contact Selling Agent, Matilda Downard on 0429 960 431.

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