

440 Boyercutty Rd, St Ronans, WA 6302

EXPRESS SALE

Other 2 2



WHEN THE BUSH CALLS. WILL YOU ANSWER?

This isn't a house with a bit of land. This is land with a house that knows its place. Eighty-five acres of proper Australian bush, tall gums, open paddocks and the kind of quiet that makes you realise how loud the rest of life is. Two-thirds of the block is untouched forest. No traffic. No neighbours peering over fences. Just birds, breeze and the occasional kangaroo hopping past like it pays rent. Morning and afternoon walks are yours to enjoy, completely undisturbed, with the bush as your only companion.

Open for Inspection

By Appointment.

The 2-bedroom, 2-bathroom home sits comfortably within the landscape, designed to let the outside in. Windows everywhere. Afternoon breezes drifting through. Downstairs living is generous and easy, with high ceilings, tiled dining for low-fuss meals and a lounge that handles all seasons — slow combustion fire for winter, split system and fans for summer. Just off the lounge room there sits a study nook which be easily opened up to extend the scope of the lounge. The kitchen is light-filled and practical, with wide views across the property so you can keep an eye on the bush while the kettle boils.

Upstairs, the main bedroom is a seriously large retreat. Not just a place to sleep, but a space you can truly make your own. There's room for a creative studio, a library corner, a sitting area — or all three if you're ambitious. It opens onto the balcony, delivering sweeping views over the valley and surrounding bushland, plus moonrises that don't need a filter. On clear nights, the stars and planets put on a show — a private view of the cosmos without leaving your balcony. Private, peaceful and a very good reason to linger upstairs longer than planned.

The second bedroom is cleverly set up with its own entrance, ensuite, air conditioning and even a sink, making it ideal for guests, teenagers or anyone who values independence. There's also a constant-temperature cellar — wine storage, "everything" storage, or a naturally cool hideaway when summer decides to show off.

THE FEATURES:

- * 85 acres (37ha) of bushland and reclaimed paddock
- * 2-bedroom, 2-bathroom home in a peaceful bushland setting
- * Two-thirds on the block is untouched natural bush
- * Well insulated home with ceiling fans, air conditioning and a wood heater
- * Spacious lounge with high ceilings and contemporary downlights
- * Tiled dining room adjacent to the kitchen
- * Light-filled kitchen with freestanding gas cooker and bush views
- * Upstairs master with timber decked balcony and sweeping views across the bush and valley

Listed By

Josh Brockhurst

