



4 Cameron Street, Allanson

## Peaceful Living, Prime Location




Positioned in the quiet community of Allanson on a generous 1,012m<sup>2</sup> block, 4 Cameron Street awaits its next chapter. Designed for comfortable everyday living, the home offers open plan spaces, generous proportions and multiple living zones, complemented by fantastic outdoor features - all set within a peaceful and welcoming neighbourhood.

Enjoy the lifestyle advantage of being just minutes from Collie, where you'll find everyday essentials, local shops, cafés and services, while still relishing the relaxed charm of small-town living. For those commuting or seeking additional amenities, Bunbury is only a comfortable drive away - giving you easy access to major shopping centres, medical facilities, beaches and further schooling options without sacrificing peace and privacy at home.

Families will also appreciate the convenience of having a local primary school nearby, making morning routines simple and stress-free.

### WHY BUY ME:

- Kitchen featuring breakfast bar, large pantry, rangehood, gas cooktop and lino flooring
- Dining area with reverse cycle air-conditioning and carpet flooring

3  2  2 

**FOR SALE**  
\$539,000

### AGENTS

Mitch Davidson  
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Emily Chappell  
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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Lounge with log fire, ceiling fan and floating flooring
- Formal lounge room with vertical blinds and carpet flooring
- Spacious laundry with double wash trough
- King size master suite with vertical blinds, built-in robe and carpet underfoot
- Ensuite bathroom with vanity and shower
- Generous queen-size minor bedroom with reverse cycle air-conditioning and carpet flooring
- Additional queen size-minor bedroom with built-in robes, vertical blinds and carpet underfoot
- Main bathroom featuring vanity, shower and bath
- Outdoor paved patio area, ideal for entertaining
- Powered workshop with log fire and PA door entry
- Solar-powered electric sliding gate
- Side and rear access to the property

Arrange a private viewing and see for yourself what this property truly has to offer! Contact Mitch on 0408 910 337 or Emily on 0447 340 344 before its too late.

Land Rates: Approx - \$2,003.37 p.a

Water Rates: Approx - \$289.66 p.a

Block Size: 1012m<sup>2</sup>

Zoning: R10

Year Built: 1990

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 purposes.

## MORE DETAILS

Property ID	19TZHND
Property Type	House
House Size	93 m <sup>2</sup>
Land Area	1012 m <sup>2</sup>

### Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |  
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### Emily Chappell 0447 340 344

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