



6/25 Hutton Street, Collie

## Charming Unit

Looking to downsize in comfort or secure a smart investment? Look no further!

Perfectly positioned close to all the action, this low maintenance and easy care unit offers comfortable living within a quiet complex of just seven units. Whether you are looking to downsize, purchase your first home, or expand your investment portfolio, 6/25 Hutton Street presents an outstanding opportunity in the ever growing Collie market.

Enjoy the convenience of being just moments from the Collie CBD, local shops, cafes, schools and the regions breathtaking walking tracks and trails. Offer move in ready comfort with plenty of potential to make it your own, this charming property combines practicality, location and lifestyle.

### Why Buy Me:

- Kitchen with overhead cupboards and free standing electric oven
- Open-plan dining and living area complete with ducted reverse cycle air-conditioning and tiled flooring
- Freshly painted throughout
- Laundry with single wash trough and separate W/C
- Two queen bedrooms with built in robes,
- Main bathroom with double door vanity, shower and bath

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### FOR SALE

Please Call

### AGENTS

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Mitch Davidson  
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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**

- Paved outdoor patio area with flat roof
- Reticulated garden
- Good colourbond fencing
- Electric hot water system
- Single carport with bonus storeroom

Land Rates: Approx - \$1,819.50 p.a  
 Water Rates: Approx - \$1,603.19 p.a  
 Block Size: 225m2  
 Zoning: R40  
 Year Built: 1987

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	1AH2HND
Property Type	BlockOfUnits
Land Area	225 m2

### Emily Chappell 0447 340 344

Buyers Representative for Mitch Davidson “ Collie |  
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### Mitch Davidson 0408 910 337

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