

Collie, 1 Wagtail Way

A Touch of Class

It is with great pleasure that we introduce you to 1 Wagtail Way, Collie —a residence that embodies the finest in luxurious living. Perfectly designed to offer both elegance and comfort, this exceptional home is nestled on a peaceful corner block, providing privacy and tranquillity. Situated on a generous 829m² plot, it offers plenty of space for relaxation and outdoor enjoyment.

Located in the pristine location of the Drive-In Estate, this property presents a rare opportunity to experience a lifestyle of style, sophistication, and convenience. The quiet and welcoming neighbourhood is the ideal backdrop for this beautifully crafted home, where every detail has been thoughtfully considered to create an environment of refined living.

Step inside and be welcomed by gleaming timber laminate flooring that flows effortlessly throughout the spacious open plan living, dining and kitchen areas. The kitchen offers an abundance of space, allowing you to feel at ease as you move through this thoughtfully

4  2  2 

For Sale
\$779,000

View
ljhooker.com.au/16P7HND

Contact
Mitch Davidson
0408 910 337
mitch.davidson@ljhsouthwest.com.au

Emily Chappell
0447 340 344
emily.chappell@ljhsouthwest.com.au



Disclaimer: 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 Property South West WA
(08) 9791 6880

designed area. Featuring high-end finishes such as sleek stone benchtops, soft close drawers and LED lighting this area is both functional and visually stunning.

This property offers four generously sized bedrooms, each thoughtfully designed for comfort and equipped with roller shutters for added privacy and security. The plush carpeting underfoot adds a touch of warmth and luxury to each room. Alongside the spacious bedrooms, you'll find two beautifully appointed bathrooms, each featuring modern finishes and ample storage, ensuring both functionality and style. With abundant space throughout, this home is perfect for families, providing a comfortable and inviting environment for everyone to enjoy.

Whether you're seeking a peaceful retreat or a place to entertain in style, 1 Wagtail Way offers the perfect balance of luxury and comfort. With nothing left to do but move in, this impeccably presented property is ready for you to unpack, settle in, and start enjoying the lifestyle you've always dreamed of.

WHY YOU SHOULD BUY ME:

- Rendered brick home with iron roof
- Double, extra-wide garage with drive-through access and tool storage area
- Entry/passage area with bulkhead feature
- Large open plan living area with timber laminate flooring underfoot
- Reverse cycle, ducted, zoned air conditioning throughout the home
- LED lighting and feature lights throughout the home
- Kitchen area features stone bench tops with waterfall ends, walk-in pantry, rangehood, double sink, overhead cupboards, soft close drawers, under bench electric oven and gas hot plates
- Family area with roller blinds, sheer curtains and sliding door
- King size master suite with his and hers WIR including built-in cabinetry, roller blinds, sheer curtains and carpet underfoot
- Ensuite features walk-in shower, vanity, heat light and separate W/C
- Two queen size minor bedrooms with ceiling fan, 3 door BIR, roller blinds, curtains and carpet underfoot
- One queen size minor bedroom with WIR, roller blinds, curtains and carpet underfoot
- Theatre / games room with French doors and roller blinds
- Main bathroom with large shower, bath, vanity and heat light
- Separate powder room and W/C
- Laundry area with ample cupboard space and built-in single China basin
- Large 4 door linen press
- Rear decked patio under the main roof with ceiling fan
- Courtyard / storeroom with built-in shelving
- 6.6kw solar panels
- Heat pump, instant gas HWS
- Side access to the property
- Garden shed
- Reticulation

Act quickly to seize this incredible opportunity! For more information about this property contact Mitch Davidson or Emily Chappell TODAY on 0408 910 337 or 0447 340 344.

Land Rates: Approx. \$2,655.95 p.a.



LJ Hooker Property South West WA
(08) 9791 6880

Disclaimer: 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.

Water Rates: Approx. \$1,564.13 p.a.

Block Size: 829m2

Year Built: 2013

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 About this Property

Property ID	16P7HND
Property Type	House
Land Area	829 m ²

Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |
mitch.davidson@ljhsouthwest.com.au

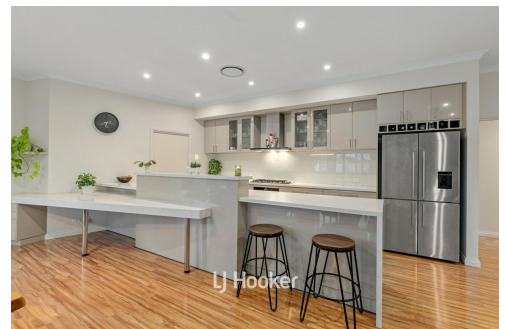
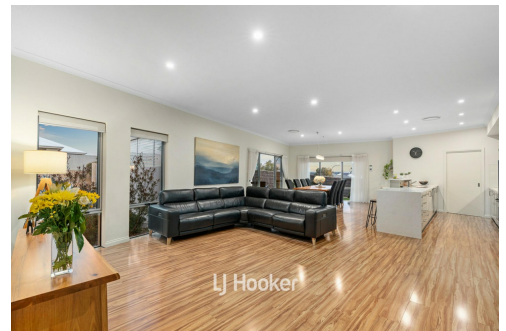
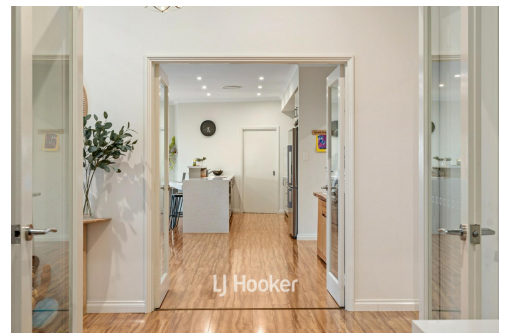
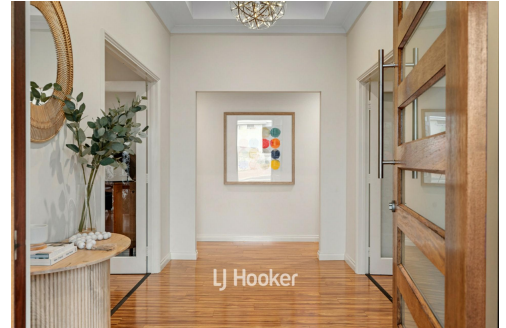
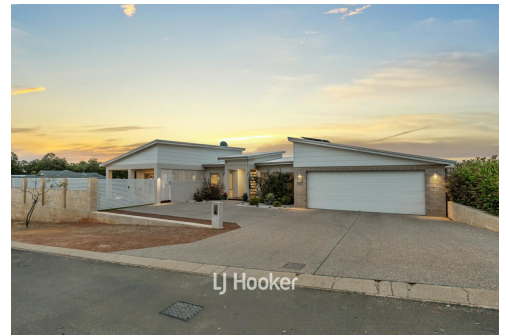
Emily Chappell 0447 340 344

Buyers Representative for Mitch Davidson | Emily.chappell@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230

southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



Disclaimer: 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 Property South West WA
(08) 9791 6880**



1 WAGTAIL WAY, COLLIE WA 6225

MEASUREMENTS ARE CALCULATED USING ADVANCED TECHNOLOGY BY EVENTUALLY CREATIVE. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.