

## Collie, 10 Heil Court

Sought After Location

4 2 1

Nestled in a quiet sought after cul-de-sac and a short stroll to St Brigid's primary school, this lovely home will suit all families alike! This 4 bedroom, 2 bathroom solid brick and tile home has ample living area and plenty of room for the kids to play. Hubby is sorted with good sized workshop and access to the rear. This home will impress on inspection.

Call today and book your private inspection.

Why buy me:

- Formal lounge area with curtains, vertical blinds & floating floorboards underfoot
- Kitchen features a breakfast bar, double sink & electric wall mounted oven
- Family room with cozy log fire & floating floorboards underfoot
- Evaporative air conditioning throughout, including bedrooms
- Cassette reverse cycle air conditioning to family/dining room
- King size master suite with His & Hers WIR, vertical blinds, & floating floorboards

**For Sale**  
Offers Over \$499,000

**View**  
[ljhooker.com.au/179HHND](http://ljhooker.com.au/179HHND)

**Contact**  
**Mitch Davidson**  
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(08) 9791 6880



underfoot

- Ensuite bathroom with shower, vanity & WC
- Double minor bedrooms with BIR's and floating floorboards
- Main bathroom with shower, bath & vanity
- Electric hot water system
- Paved outdoor entertaining area
- Powered workshop featuring 2 x roller doors & a log fire
- Storage shed, bird cage and vegetable gardens
- Side access to the fully enclosed rear yard
- Ample off-street parking

For more information contact Mitch Davidson or Emily Chappell, your Local Collie region specialists TODAY on 0408910337 or 0447340344.

Land Rates: Approx. \$2,292.53 p.a.  
Water Rates: Approx. \$1,564.13 p.a.  
Land Size: 901m2  
Build Year: 1981

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	179HHND
Property Type	House
Land Area	901 m2

### Mitch Davidson 0408 910 337

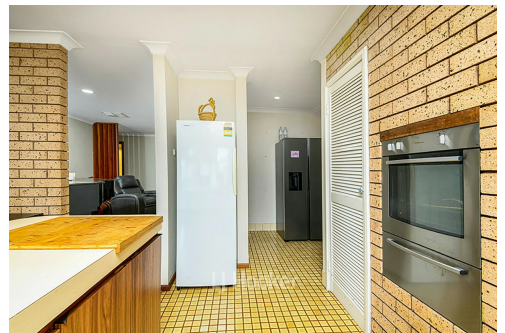
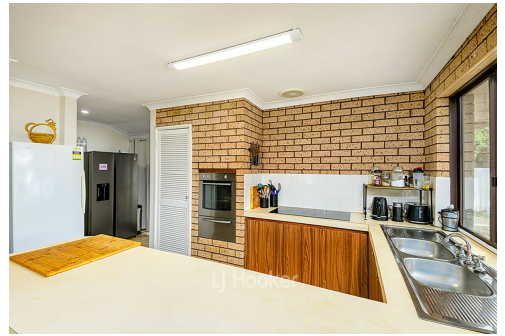
Licensed Sales Agent / Branch Manager - Collie |  
mitch.davidson@ljhsouthwest.com.au

### Emily Chappell 0447 340 344

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

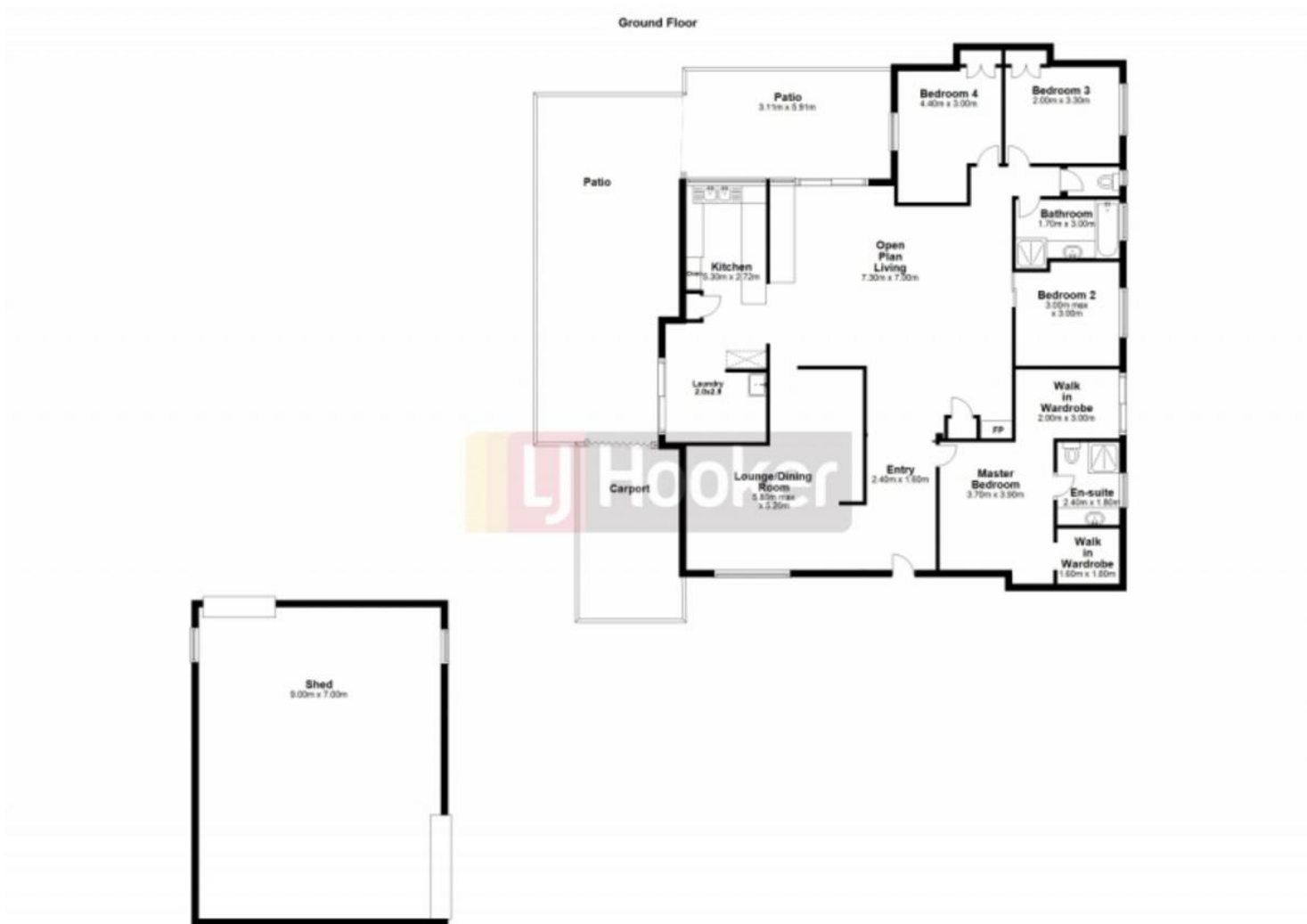
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This floorplan is NOT drawn to scale it is an approximation and subject to change.  
Plan produced using Plot2Go