



## Collie, 10 Kingfisher Drive

Drive in Estate Beauty

Nestled in the serene Drive in Estate, 10 Kingfisher Drive presents a perfect sanctuary for families seeking a blend of comfort and convenience in the heart of Collie, WA. This expansive brick residence boasts a generous land size of 846 square metres, providing ample space for outdoor activities and entertainment.

Welcoming you inside, the home reveals a meticulously designed open plan kitchen, replete with a double sink, corner pantry, dishwasher, and modern appliances including electric oven and gas hotplates. This culinary haven seamlessly flows into a spacious family/dining area, where R/C air conditioning and a cosy log fire promise year-round comfort, while sliding doors offer an invitation to the large, enclosed patio. Here, enjoy the luxury of a built-in pizza oven, bar and barbeque, perfect for hosting memorable gatherings.

The accommodation comprises four well-proportioned bedrooms; a king-size master



**For Sale**  
\$699,000

**View**  
[ljhooker.com.au/16MHHND](http://ljhooker.com.au/16MHHND)

**Contact**  
**Mitch Davidson**  
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**LJ Hooker Property South West WA**  
**(08) 9791 6880**

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bedroom with a walk-in robe (WIR) and the plush feel of carpet underfoot. The two queen-size minor bedrooms, complete with WIRs, along with a fourth queen-size bedroom featuring a built-in robe (BIR), all echo the master's comfort and style. Two immaculate bathrooms serve the home, with the main featuring a bath, shower, and vanity.

Additional highlights include a study area with elegant French doors, a theatre room primed for cinematic experiences, and a practical laundry with outdoor access. A powered workshop and double garage, both with roller door access, cater to all your storage and DIY needs.

This haven of family living is safeguarded by good colourbond fencing, with the convenience of side access to the property. Truly a sought-after location, 10 Kingfisher Drive, Collie, is an idyllic place to call home.

#### WHY BUY ME:

- Brick home with iron roof
- Double garage with roller door
- Open plan kitchen area features double sink, corner pantry, dishwasher, ample cupboard space, exhaust fan, electric oven and gas hotplates
- Large open plan Family/Dining area with R/C Air-conditioning, Log fire, and sliding door access to patio
- Study area with double French doors and venetian blinds.
- Theatre room with double French door entry, venetian blinds and carpet underfoot.
- Laundry with single wash trough and sliding door access to backyard
- King size master bedroom with venetian blinds, WIR and carpet underfoot
- Two Queen size minor bedrooms with WIR, venetian blinds and carpet underfoot
- One Queen size minor bedroom with BIR, venetian blinds and carpet underfoot
- Main bathroom with bath, shower, vanity and exhaust fan
- Walk in linen
- Powered workshop with pot belly, PA and roller door access
- Large enclosed patio area with blinds, pizza oven, built in bar and barbeque
- Rear yard sectioned off
- Side access to the property
- Good colourbond fencing
- Instant gas HWS
- Reticulated lawns & rainwater tank

Contact Mitch Davidson or Emily Chappell TODAY on 0408 910 337 or 0447 340 344.

Land Rates: Approx. \$2,378.68 p.a.

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

Land Size: Approx. 846m<sup>2</sup>

Build Year: Approx. 2008

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.



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## More About this Property

Property ID	16MHHND
Property Type	House
Land Area	846 m2

### Mitch Davidson 0408 910 337

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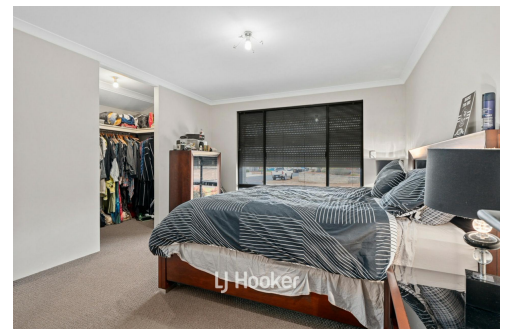
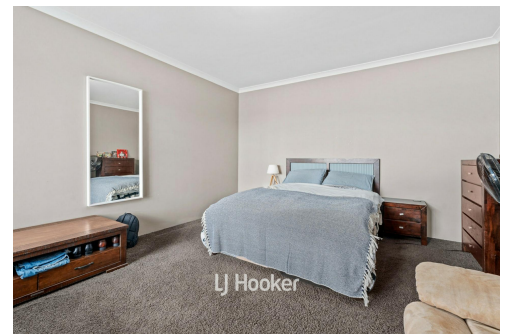
### Emily Chappell 0447 340 344

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

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