



## Collie, 106 Jones Street

Collie Gem on a 1012sm<sup>2</sup> Block!

This Collie Gem has so much to offer, positioned on a 1012 sm<sup>2</sup> block and with rear lane access this gem needs to be viewed to be admired.

Grand Open Home Saturday, 7/12/2024 12:30-1:30pm

Note: No viewings prior.

Key features of the home include:

- 3 great sized bedrooms with cupboards included in the master bedroom.
- Formal lounge with wood fire, split system air-conditioning and a ceiling fan.
- Large kitchen / dining room with island bench and ample cupboards for storage. This kitchen is a chefs dream as there is so much space.
- The bathroom has a separate shower and bath with toilet in the passage, adjacent to the laundry which has space for custom cupboards.



**For Sale**

Offers Over \$449,000

**View**

[ljhooker.com.au/16QGHND](http://ljhooker.com.au/16QGHND)

**Contact**

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**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.

- Veranda for outside dining and a patio that spans the entire back of the home with insulation to keep both the home and you cooler in summer.
- Brick barbecue set up under the patio which will have a brand new Champion BBQ, gas bottle and \$50 Spry's meat voucher provided to whoever is successful in buying the house. (Valued at \$467).
- Single garage has a remote roller door and drive through access to the back powered shed.
- Property offers a second shower and toilet hut out the back, great for entertaining guests or the fishing trip days to rinse off without stepping into the house.
- Rear lane access into a another parking area, great for storing the boat or caravan.
- The gardens and lawns are well established and you even have a few fruit trees and chicken pen.
- Solar hot water system and 13 solar panels help keep the everyday living costs down.

This home is perfect for first home buyers, families or investors alike.

Register your interest in Propps to view this home with Ned at LJHooker

<https://prop.ps//6cpV2QkqEVm3>

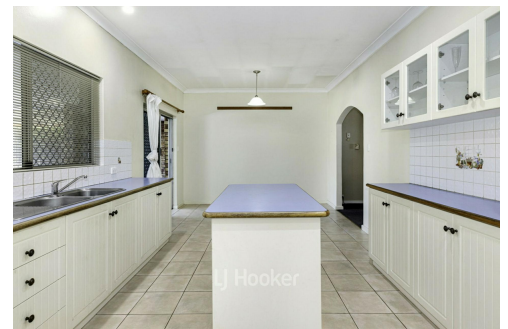
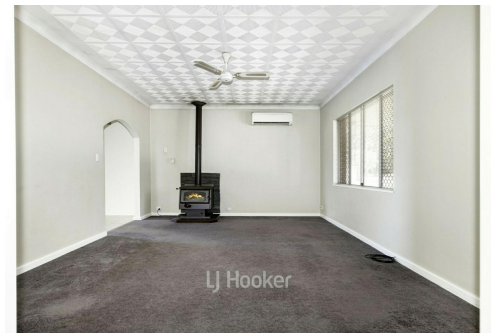
Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## More About this Property

<b>Property ID</b>	16QGHND
<b>Property Type</b>	House
<b>House Size</b>	142 m2
<b>Land Area</b>	1012 m2
<b>Including</b>	Air Conditioning Toilets (2) Outdoor Entertaining Remote Garage

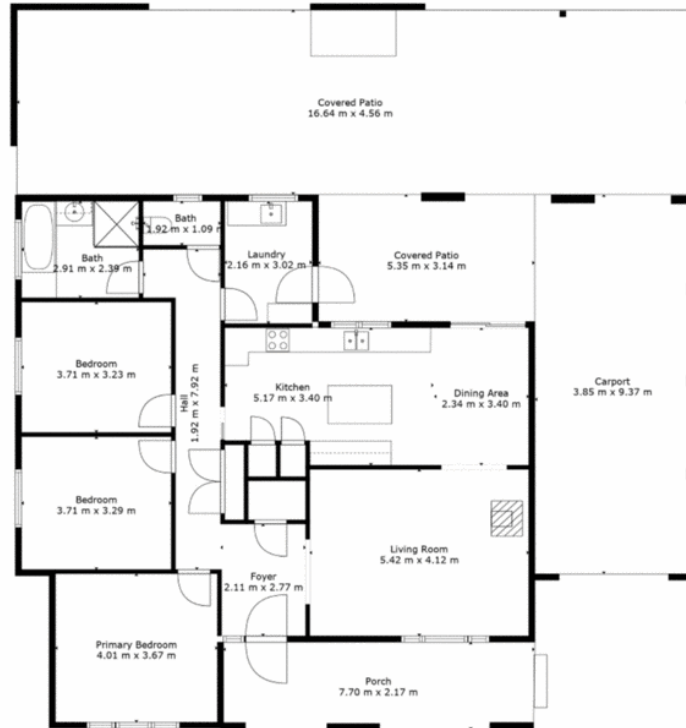
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106 JONES ST, COLLIE WA 6225  
 OFFERED BY: RACHEL NED MACLEOD-PETERSON  
 0488 556 452  
 rachel.ned@ljhsouthwest.com.au



FLOOR	FINISHED	PATIO
	M <sup>2</sup>	M <sup>2</sup>
FLOOR 1	126M <sup>2</sup>	93M <sup>2</sup>
TOTAL	126M <sup>2</sup>	93M <sup>2</sup>

\*\*PREPARED FOR THE EXCLUSIVE USE OF RACHEL MACLEOD-PETERSON, LJ HOOKER SOUTH WEST. MEASUREMENTS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY\*\*



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