



Collie, 12 View Street

Charm of Yesteryear



This Character home requires some TLC for it to be restored to its former glory. The wrap around front verandah has the most beautiful views overlooking town, and the interior features all the characters and charm of yesteryear with jarrah floorboards, claw foot antique bath, jarrah French doors and leadlight features.

Live in the fully self-contained granny flat while you renovate the main dwelling. Granny Flat features bathroom with separate shower and toilet, kitchen, log fire, wood floorboards to living and RC air conditioning.

WHY BUY ME:

- Queen size master bedroom with BIR, ceiling fan, jarrah floorboards and ceiling fan
- Queen size minor bedroom, carpet underfoot, wooden venetians, ceiling fan, BIR and carpet.
- Bedroom 3 is also queen size, carpet underfoot and ceiling fan



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.

For Sale
\$349,000

View
ljhooker.com.au/16H2HND

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

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

LJ Hooker Property South West WA
(08) 9791 6880

- Kitchen features double fridge recess, gas oven, exhaust fan, plenty of cupboards, tiles underfoot
- Lounge room with lovely French doors to wrap around front verandah, jarrah floorboards, RC air conditioning
- Sunken family/games room, carpet underfoot, ceiling fan and access to back patio
- Bathroom features free standing claw foot bath with shower o/head, jarrah floorboards
- Side access to rear
- Single carport
- Instant gas HWS only 2 years old
- Colour bond shed with roller door, PA door and lean to
- Granny flat
- Below ground pool in poor condition being sold 'As Is'

*Please note this property is being sold on an 'As Is' basis.

Call today for this rare opportunity to bring life back into this character-filled home! Contact Mitch Davidson or Emily Chappell, your Local Collie region specialists TODAY on 0408 910 337 or 0447 340 344.

Land Rates: Approx. \$2,699.54 p.a.
 Water Rates: Approx. \$1,564.13 p.a.
 Land Size: Approx. 931m2
 Build Year: Approx. 1955

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	16H2HND
Property Type	House
Land Area	931 m ²
Including	Air Conditioning Toilets (1) Pool Floorboards Workshop

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



**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.

12 VIEW STREET, COLLIE, WA 6225



TOTAL: 189 m²

FLOOR 1: 189 m²

**EXCLUDED AREAS: SHED: 21 m², PORCH: 18 m², COVERED DECK: 18 m²,
COVERED PATIO: 53 m², CARPORT: 54 m²**

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



**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.