

13 Baird Street, Collie

More Than Meets The Eye

Set behind a white picket fence and overlooking a peaceful bushland backdrop, this character filled home is the kind of property that immediately feels different. Warm, creative and wonderfully versatile, it combines the charm of an older cottage with modern comfort, impressive outdoor living and a separate one bedroom granny flat that opens the door to countless possibilities.

Step beneath the full length front verandah and into a home where personality has been carefully preserved. High ceilings, ornate ceiling roses, chandeliers, decorative detailing and timber accents bring a sense of history and warmth, while generous windows fill the living spaces with natural light. Multiple living zones provide room to spread out, whether you are enjoying a quiet evening in the lounge, sharing meals with family or creating a dedicated home office.

The kitchen blends neatly into the character of the home while offering modern practicality, with excellent cabinetry, stainless steel appliances, a dishwasher and a striking original fireplace that now houses the wood stove. Nearby, the beautifully renovated bathroom delivers a touch of luxury with a freestanding bath, spacious walk in shower, contemporary vanity and bold feature tiling.

Three comfortable bedrooms complete the main residence, supported

3 1 2

FOR SALE

Offers From \$559,000

VIEW

By Appointment

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Interested parties must rely solely on their own enquiries.



by split system air conditioning and a layout that feels welcoming, functional and easy to live in.

Then the property really starts to surprise.

Beyond the home is a huge covered alfresco and garage style entertaining area with an automatic roller door, soaring roofline, ceiling fans and a wood fire. It is an incredible all season space for gatherings, hobbies, fitness equipment or relaxed weekend living, and large enough to adapt as your needs change.

The separate one bedroom, one bathroom granny flat adds another major dimension. Currently used as an art studio and creative retreat, it could also suit extended family, teenagers, guests, a home business, games room or potentially fully self contained accommodation. Its generous open plan area, separate bedroom, bathroom and connection to the gardens make it far more than a standard backyard studio.

Outside, established tiered gardens create a private little world of their own. Timber retained garden beds, winding walkways, productive planting and several decked sitting areas encourage you to slow down and enjoy the surroundings. There is always another quiet corner to discover, whether it is morning coffee beneath the trees, an afternoon in the garden or drinks with friends as the sun drops behind the rooftops.

With excellent driveway access, substantial parking and room for the caravan, boat or additional vehicles, this is a property that delivers genuine flexibility. Character lovers, creative buyers, multigenerational families and anyone searching for more than an ordinary suburban home will immediately recognise the opportunity here.

Property highlights

- Character three bedroom, one bathroom main residence
- Separate one bedroom, one bathroom granny flat or studio
- Multiple indoor and outdoor living areas
- High ceilings, ceiling roses and feature lighting
- Modern kitchen with stainless steel appliances and dishwasher
- Renovated bathroom with freestanding bath and walk in shower
- Split system air conditioning and ceiling fans
- Huge covered alfresco, workshop and entertaining area
- Automatic garage roller door and wood fire
- Beautiful tiered gardens with timber retaining and walkways
- Multiple private outdoor sitting areas
- Excellent parking with room for a boat or caravan
- White picket frontage and leafy bushland outlook

This is not simply a home with a shed and a garden. It is a collection of spaces designed for living, creating, entertaining and escaping, and one that must be explored in person to be fully appreciated.

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 seller's 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 DETAILS

Property ID	1AYZHND
Property Type	House
Land Area	1012 m2
Including	Air Conditioning
	Toilets (1)
	Dishwasher
	Outdoor Entertaining
	Secure Parking
	Fully Fenced

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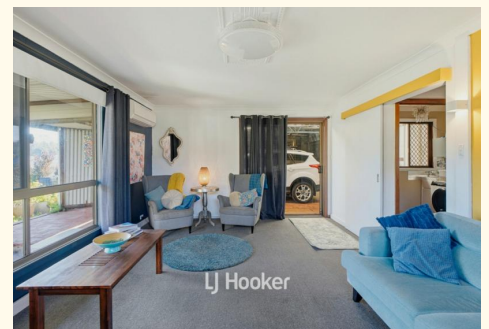
Sales Assistant to Matt Blackford |

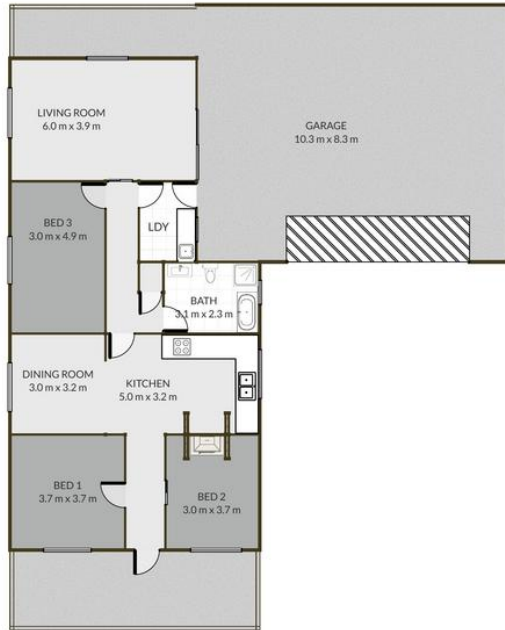
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13 Baird Street, Collie, WA 6225



TOTAL: 327 m2

Internal 144 · Garage 87 · Outbuilding 63 · Alfresco 32 m2

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