



13 Coverley Drive, Collie




## Solid Start, Smart Investment with Space to Enjoy

Set on a generous block, this solid three bedroom brick home is packed with value and ready for its next owner. Perfectly suited to first home buyers or investors, the property offers comfort, space and practicality in a well established location.

Inside, the home features three well sized bedrooms, offering comfortable accommodation for families or tenants alike, along with a welcoming living area complete with reverse cycle air conditioning for year round comfort. Stylish wood look flooring adds a fresh, modern touch, enhancing the overall feel of the home.

The layout is functional and light filled, flowing effortlessly as you step out to a spacious backyard that opens up to a world of possibilities, whether it is space for kids and pets, gardening, pool, or simply enjoying the outdoors, this yard space delivers, complete with a classic rotary clothesline for everyday convenience.

A side patio provides the perfect spot to relax or entertain, while side gate access leads through to a large rear shed ideal for extra storage, hobbies or workspace. A single carport and additional off street parking add further practicality.

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### FOR SALE

Offers Over \$499,000

### VIEW

Fri 24th Apr @ 4:30PM - 5:15PM

### AGENTS

Matt Blackford

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Set in a quiet, established neighbourhood close to local schools, shops, and amenities, this home delivers comfort, space and long term appeal.

Whether you're entering the market or expanding your investment portfolio, this is a property that delivers on space and versatility. Opportunities like this do not last. Act fast to secure your place in the market.

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	1AA3HND
Property Type	House
House Size	101 m2
Land Area	720 m2
Including	Air Conditioning Toilets (1) Fully Fenced

### Matt Blackford 0405 919 121

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