



## Collie, 15 Conifer Court

Ready to impress!

Situated in a peaceful cul-de-sac, this impressive double brick and tile home is sure to attract a variety of buyers. Featuring three bedrooms each with stylish floating floors that add a touch of modern elegance, this residence provides both comfort and aesthetic appeal.

The fully enclosed backyard serves as a blank canvas, inviting you to unleash your creativity and transform the space into your personal oasis, whether it be a lush garden or a vibrant entertaining area. With its blend of charm and potential, this home is a perfect opportunity for those looking to make their mark.

### WHY YOU SHOULD BUY ME:

- Kitchen dining area features pantry, exhaust fan, electric stovetop, ample bench and cupboard storage
- Family area with R/C and tile underfoot



**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.

**SOLD**



**For Sale**  
\$375,000

**View**  
[ljhooker.com.au/16E5HND](http://ljhooker.com.au/16E5HND)

**Contact**  
**Mitch Davidson**  
0408 910 337  
[mitch.davidson@ljhsouthwest.com.au](mailto:mitch.davidson@ljhsouthwest.com.au)

**Emily Chappell**  
0447 340 344  
[Emily.chappell@ljhsouthwest.com.au](mailto:Emily.chappell@ljhsouthwest.com.au)

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

- Queen size master bedroom with vertical blinds, air-conditioning, R/C and BIR
- One double size minor bedroom with vertical blinds and robe recess
- One double size minor bedroom with roller blinds
- Main bathroom with vanity and S/B combo
- New heat pump system
- Side access to the property
- Solar panels

Don't miss this opportunity to enter today's market! For more information contact Mitch Davidson or Emily Chappell, your Local Collie region specialists TODAY on 0408910337 or 0447340344.

Land Rates: Approx. \$1,817.79 p.a.  
 Water Rates: Approx. \$1,564.13 p.a.  
 Land Size: Approx. 903m2  
 Build Year: Approx. 1990

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>	16E5HND
<b>Property Type</b>	House
<b>Land Area</b>	903 m <sup>2</sup>
<b>Including</b>	Study Air Conditioning Toilets (1)

### 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



**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.

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

# 15 CONIFER COURT, COLLIE WA 6225



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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.