




16 Bolton Way, Collie

Fresh, Functional, Fantastic Value, Move Straight In

Beautifully refreshed and offering comfort, practicality and exceptional value, this solid brick and tile home presents an outstanding opportunity in today's market. Whether you're stepping into the market for the first time, adding to your investment portfolio or looking to downsize without compromise, this move in ready property ticks all the right boxes.

Recently completely repainted inside, the home feels bright, clean and instantly welcoming. New carpets in the bedrooms and theatre lounge add warmth and comfort, while stylish wood look flooring through the main living areas enhances the modern feel and provides both durability and easy care living.

The thoughtfully designed kitchen is a standout for functionality and storage. Equipped with a freestanding stove, drawer dishwasher and generous overhead cupboards, it caters perfectly to everyday living. A clever utility cupboard with a pull down door allows you to neatly hide away your kettle, toaster and small appliances, keeping your benchtops clutter free. Reverse cycle air conditioning in the kitchen ensures year round comfort while cooking and entertaining. Whilst a second reverse cycle air conditioning is also located in the lounge.

3  1  1 

FOR SALE

Offers Over \$529,000

AGENTS

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AGENCY

LJ Hooker Property South West WA
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 **LJ Hooker**

Overlooking the dining and living space, the cosy wood fire creates a welcoming atmosphere during the cooler months and perfectly complemented by the warmth and character of the wood look flooring underfoot. It's an inviting space to relax or gather with family and friends.

All three bedrooms are generously sized and include built in robes, providing excellent storage and comfortable accommodation for families, guests or tenants. The bathroom is well appointed with a double door vanity cupboard offering excellent storage, along with the practicality of a separate bath and shower which is ideal for families and everyday convenience. Security screens add peace of mind throughout the home.

Step outside and you will find an undercover patio ideal for entertaining, along with a low maintenance yard designed for easy living. A garden shed provides extra storage for tools and equipment, while a separate storeroom accessed directly from the carport adds even more practical space. The single carport offers convenient undercover parking, and the welcoming front porch is perfectly positioned to capture the morning sun makes for an ideal spot to enjoy your first coffee of the day.

Solid brick and tile construction ensures durability and long term appeal.

Homes that combine presentation, practicality and value in this price range are in strong demand. Don't miss your chance to secure this fantastic opportunity so act quickly before it's gone.

For further information or to arrange your inspection, contact Matt Blackford at LJ Hooker today.

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

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|---------------|---|
| Property ID | 19QSHND |
| Property Type | House |
| House Size | 189 m2 |
| Land Area | 720 m2 |
| Including | Air Conditioning Toilets (1) Built-in-Robes |

Matt Blackford 0405 919 121

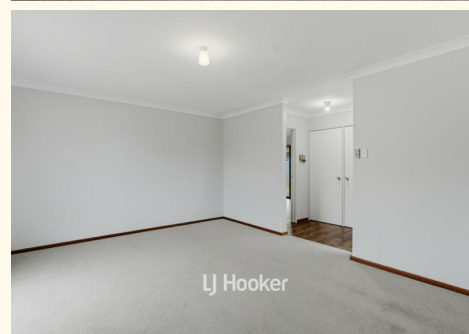
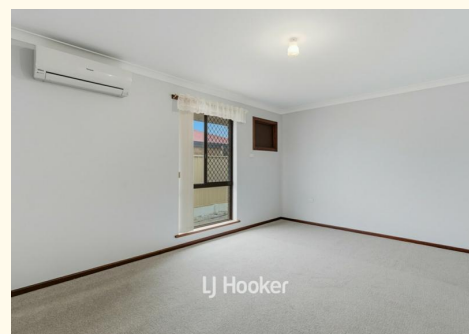
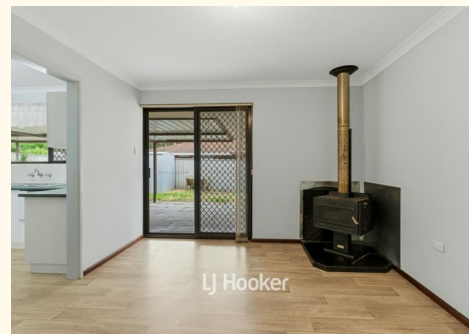
Sales Consultant â€“ Collie | Matt.Blackford@ljhsouthwest.com.au

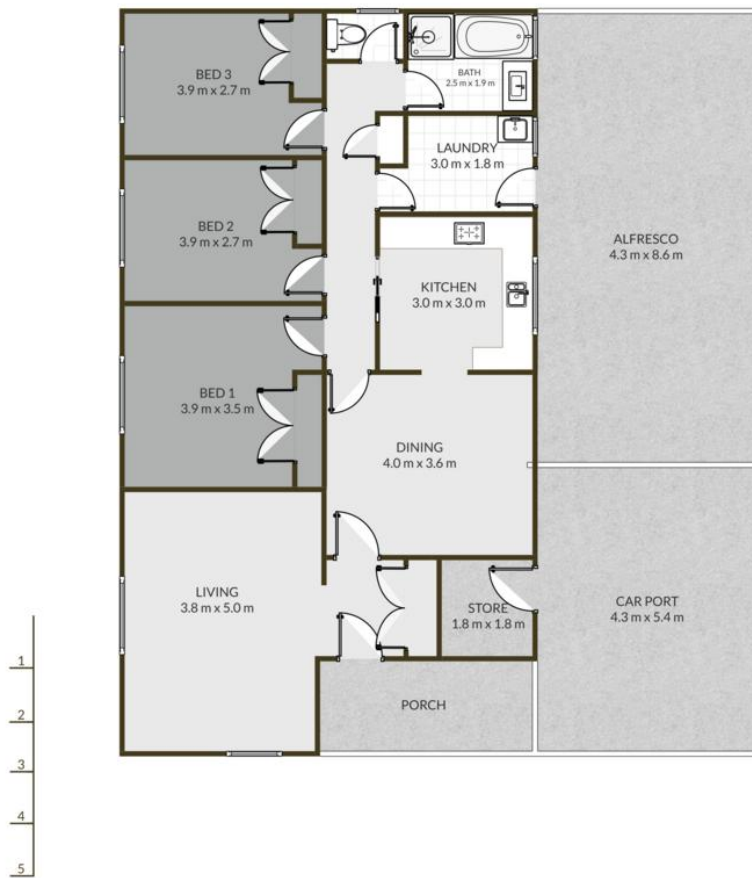
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MATT BLACKFORD
0405 919 121



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TOTAL: 170 m²

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