



166 Forrest Street, Collie

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## Location, Location, Location!

Step inside and you'll be pleasantly surprised! This well-presented three-bedroom, one bathroom residence offers an excellent opportunity to secure a quality property in a prime, convenient location. Designed with a welcoming open-plan layout, the home provides a comfortable and functional space that's perfect for first-home buyers entering the market, investors seeking reliable returns, or downsizers looking for an easy-care lifestyle close to local amenities. With schools, parks, shops, and public transport all just moments away, this home combines modern comfort, everyday practicality, and exceptional value in one appealing package.

### WHY BUY ME:

- New modern kitchen featuring rangehood, 900ml oven with gas cooktop
- Open-plan family and dining area with tiled log fire and floating floors
- Master suite with walk-in robe and ceiling fan
- Minor bedroom with ceiling fan and floating floors

### FOR SALE

Offers Over \$420,000

### AGENTS

Mitch Davidson

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Emily Chappell

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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.



- Minor bedroom with ceiling fan and carpet flooring
- Activity room with tiled floors
- Combined main bathroom and laundry offering a vanity, shower, bath, single wash trough and separate W/C

- Paved rear patio with flat roof
- Large powered shed with concrete floor
- Side access to the property
- Solar panels installed
- Garden shed

This is a fantastic opportunity don't miss your chance, contact Mitch on 0408 910 337 or Emily on 0447 340 344 today to arrange a private viewing!

Land Rates: Approx \$1819.50 p.a  
 Water Rates: Approx \$1,603.19 p.a.  
 Block Size: 823m2  
 Zoning: R15  
 Year Built: 1918

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 DETAILS

Property ID	18WRHND
Property Type	House
House Size	124 m2
Land Area	822 m2

### 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 â€“ Collie |  
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