



17 Wallsend Street, Collie

## Potential, Position & Perfectly Priced

Discover this delightful and ultra-affordable home located on Wallsend Street in the welcoming community of Collie. Built in 1921, this charming residence offers a blend of historic character and everyday comfort. It presents a great opportunity for first-home buyers, investors, or those looking to secure an affordable property in a friendly regional town.

Set on a corner block with side access, the property also includes outdoor space with established fruit trees, secure boundary fencing and additional storage options. Conveniently located close to the Collie CBD and nearby river walks, the home enjoys easy access to local shops, services and recreational areas within the welcoming community of Collie.

### WHY BUY ME:

- Open plan kitchen dining area with log fire, ceiling fan, meters stove and electric stove
- Lounge room with log fire, mantle, ceiling fan, reverse cycle air-conditioning and carpet underfoot
- Master bedroom with curtains and carpet underfoot
- Two additional minor bedrooms with curtains and carpet underfoot

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### FOR SALE

Please Call

### AGENTS

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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.



- Main bathroom with vanity, S/B combo and laundry
- Sunroom with separate W/C and jarrah floorboards
- Separate teenager's retreat
- Electric hot water system
- Double garden shed
- Positioned on a corner block
- Side access to the property
- Conveniently located close to Collie CBD and river walks
- Established fruit trees
- Secure boundary fencing

Don't miss out on this incredible opportunity to own a piece of Collie's history at an unbeatable price. Whether you're looking to invest or settle down, this home is brimming with potential. Act now and make this charming property your own before it's gone!

Buyers please note this property is currently tenanted on a periodic lease.

Buyers please note this property is being sold "AS IS".

Land Rates: Approx - \$1,838.50 p.a  
 Water Rates: Approx - \$1,603.19 p.a  
 Block Size: 870m2  
 Zoning: R15  
 Year Built: 1921

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	1A8YHND
Property Type	House
House Size	112 m2
Land Area	870 m2

### Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |  
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