

18 Archer Street, Collie

## Much Loved Family Home Ready for Its Next Chapter

Lovingly maintained and enjoyed for many years, this spacious family home is now ready for a new family to move in and create memories of their own. Set on a generous 1,593m<sup>2</sup> block in a prime Collie location, the property offers an outstanding combination of space, comfort, practicality, and timeless character.

From the moment you arrive, the charming brick facade, established gardens, and welcoming front porch create an inviting first impression and set the tone for the warmth found throughout the home.

Stepping inside, the home showcases beautiful retro charm with its unique sunken theatre style lounge complete with a built in bar area, the ultimate entertaining space for family celebrations, relaxing evenings, or hosting friends. Large windows allow natural light to fill the room, while feature brickwork and character details add warmth and personality.

Positioned adjacent to the sunken lounge, is a versatile room offering the perfect space for a study, home office, library, craft room, or hobby area. Framed by striking feature brickwork and a beautiful arched window that fills the space with natural light, it creates a quiet

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### FOR SALE

Please Call

### AGENTS

Matt Blackford  
0405 919 121  
[Matt.Blackford@ljhsouthwest.com.au](mailto:Matt.Blackford@ljhsouthwest.com.au)

Melanie Shorter  
0423 943 472  
[Melanie.Shorter@ljhsouthwest.com.au](mailto:Melanie.Shorter@ljhsouthwest.com.au)

### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

and inviting retreat ideal for working from home or enjoying creative pursuits.

Flowing through the home, the separate dining room provides a dedicated space for family meals and special occasions, conveniently positioned alongside the well appointed kitchen. Offering ample bench space, generous cabinetry, pantry, wall oven, electric cooktop, and breakfast bar seating, the kitchen overlooks the spacious family living area, creating a practical and connected layout ideal for everyday family living. A skylight above the living area fills the space with beautiful natural light, further enhancing the warm and welcoming atmosphere. A cosy wood fire and reverse cycle air conditioning ensure year round comfort for the whole family.

The spacious master bedroom offers a private retreat complete with a walk in robe and ensuite, while bedroom two also features its own walk in robe. Bedrooms three and four are fitted with built in robes, ensuring excellent storage throughout, while all bedrooms are generously sized and perfectly suited to growing families.

Adding exceptional practicality to the home is the thoughtfully designed utility area located off the laundry, offering a walk in linen or mud room ideal for busy family organisation, along with separate storage space for added convenience. Perfect for keeping everyday life organised, this functional area provides excellent additional storage and flexibility for growing families.

Framed by feature brickwork and seamlessly connected to the main living areas through large glass doors, the alfresco creates a true extension of the home and provides the ideal space for entertaining there is endless room for children and pets to play. This expansive paved alfresco area has been thoughtfully designed for year round entertaining and relaxed family living. Offering multiple covered seating zones and a private courtyard style setting, this impressive outdoor space is perfect for hosting BBQs, family gatherings, or simply unwinding while overlooking the backyard.

Completing the property is the substantial three phased powered workshop and shed spaces, making it ideal for tradies, home businesses, hobbies, storage, or recreational use.

#### Features You Will Love

- Sunken theatre style lounge with built in bar area
- " Wood fire heating and reverse cycle air conditioning
- " Spacious 1,593m<sup>2</sup> block
- Expansive outdoor entertaining space
- Skylight to main living area creating beautiful natural light
- Large workshop and shed spaces

Located close to schools, shops, parks, and Collie's popular recreational attractions, this much loved home offers the space, warmth, and versatility growing families are searching for.

Filled with years of cherished memories and thoughtfully designed for comfortable family living, this character filled home is now ready for its next family to move in and enjoy everything it has to offer.

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 1AJHHND  
Property Type House  
House Size 365 m2  
Land Area 1593 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced

**Matt Blackford 0405 919 121**

Sales Consultant â€“ Collie | [Matt.Blackford@ljhsouthwest.com.au](mailto:Matt.Blackford@ljhsouthwest.com.au)

**Melanie Shorter 0423 943 472**

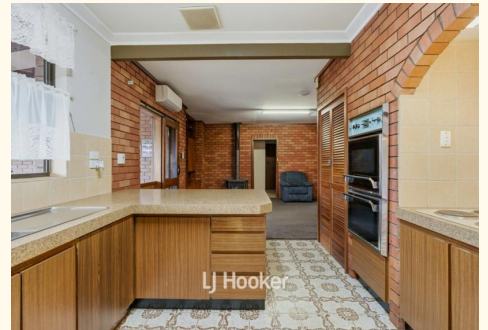
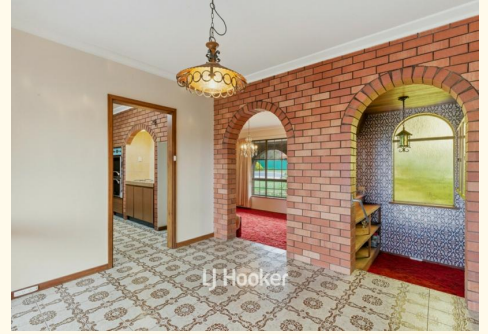
Sales Assistant to Matt Blackford |

[Melanie.Shorter@ljhsouthwest.com.au](mailto:Melanie.Shorter@ljhsouthwest.com.au)

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

130 Victoria Street, BUNBURY WA 6230

[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)





MATT BLACKFORD  
0405 919 121

**LJ Hooker**

18 Archer Street, Collie

4 BED 2 BATH 2 CAR

TOTAL: 365 m<sup>2</sup>

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