



**Sold**



19 Bevan Way, Collie

## Spacious Family Living in a Secluded Cul-de-Sac

Perfectly positioned in a quiet cul-de-sac, this impressive four-bedroom, two-bathroom home sits on a generous 1,012m<sup>2</sup> block. 19 Bevan Way offers a balance of space, comfort and functionality, making it an ideal for modern family living and effortless entertaining, all just moments from the Collie CBD.

Inside, the home features a thoughtfully designed open-plan layout that caters beautifully to social gatherings and everyday living. Outdoors, the well-established and private setting provides ample room for entertaining, hobbies and relaxation, completing a property that truly delivers both lifestyle and practicality.

### WHY BUY ME:

- Kitchen area features metters stove with wetback, gas stove, dishwasher, ample draw space and high gloss timer laminate floating floors
- Spacious open plan dining and family area with evaporative air

4 2 2

**FOR SALE**  
\$649,000

### 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.



conditioning,  
built in TV cabinet and high gloss floating timber laminate floors

- Formal lounge area with tile log fire, built in bar area, heat transfer system and timber look floating floors
- Covered outdoor entertaining patio & second paved patio with brick barbeque
- King size master suite with heat transfer system, BIR, A/C, roller blinds and carpet underfoot
- Ensuite with vanity, shower and W/C
- Two additional minor bedrooms with heat transfer system, BIR, A/C, roller blinds and carpet underfoot
- Single minor bedroom with BIR, A/C and timber look floating floors
- Main bathroom features vanity, bath, shower and heating light
- " Teenagers retreat with air conditioning
- " Below-ground heated swimming pool —perfect for year-round enjoyment
- Powered workshop with sliding door access
- Large laundry with single wash trough and separate W/C
- Reticulated lawns and gardens
- Ample off-street parking
- Solar hot water system

Arrange a private viewing and see for yourself what this property truly has to offer!

Contact Mitch on 0408 910 337 or Emily on 0447 340 344 before it's too late.

Land Rates: Approx - \$2,279.55 p.a  
Water Rates: Approx - \$1,603.19 p.a  
Block Size: 1,012m<sup>2</sup>  
Zoning: R15  
Year Built: 1980

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 19FHHND  
Property Type House  
House Size 177 m2  
Land Area 1012 m2

**Mitch Davidson 0408 910 337**

Licensed Sales Agent / Branch Manager - Collie |  
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