



2 Kingfisher Drive, Collie

The Complete Family Package




Built in 2006 and thoughtfully designed with the growing family in mind, 2 Kingfisher Drive presents a unique opportunity for those looking to secure a spacious and well-appointed home within the highly sought-after Drive-In Estate, where properties are tightly held and rarely offered to the market.

Positioned on a generous corner block with convenient side access, the home showcases multiple living zones and exceptional outdoor entertaining, delivering the perfect combination of comfort, functionality and lifestyle.

Outside the undercover alfresco area has been perfectly designed for year-round entertaining, while the secure backyard offers plenty of room for children and pets to enjoy. Conveniently located only a short drive from Collie CBD, schools, cafés, parks and local amenities, this beautifully maintained property presents an exceptional opportunity you won't want to miss!

WHY BUY ME:

- Solid brick and iron home, built in 2006 by local builder
- Reverse cycle air conditioning to main living area
- Kitchen area with large breakfast bar, ample draws, downlights, electric wall mounted oven and gas stove top

4  2  2 

FOR SALE

Please Call

AGENTS

Mitch Davidson

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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.



- Spacious open plan family area with log fire and tiles underfoot
- Theatre featuring double door entry and timber laminate flooring
- Laundry with walk in linen cupboard, ample bench space and separate W/C
- Generous king size master suite with his/hers walk in robe, R/C, ceiling fan and carpet underfoot
- Private ensuite complete with double vanity, shower, and W/C
- Two queen size minor bedrooms with built in robes and carpet underfoot
- Additional queen size minor bedroom with ceiling fan and carpet underfoot
- Main bathroom with vanity, shower, bath and W/C
- Large alfresco area with patio blinds, ceiling fan and exposed aggregate underfoot
- Workshop with roller door and PA entry
- Gas HWS
- Convenient side access to the property
- Secure and well-maintained colorbond fencing

Act quickly to seize this incredible opportunity! For more information about this property contact Mitch Davidson or Emily Chappell TODAY on 0408 910 337 or 0447 340 344.

Land Rates: Approx - \$2,732.68 p.a
 Water Rates: Approx - \$1,603.19 p.a
 Block Size: 854m2
 Zoning: R15
 Year Built: 2006

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	1AM3HND
Property Type	House
House Size	227 m2
Land Area	854 m2

Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |
 mitch.davidson@ljhsouthwest.com.au

Emily Chappell 0447 340 344

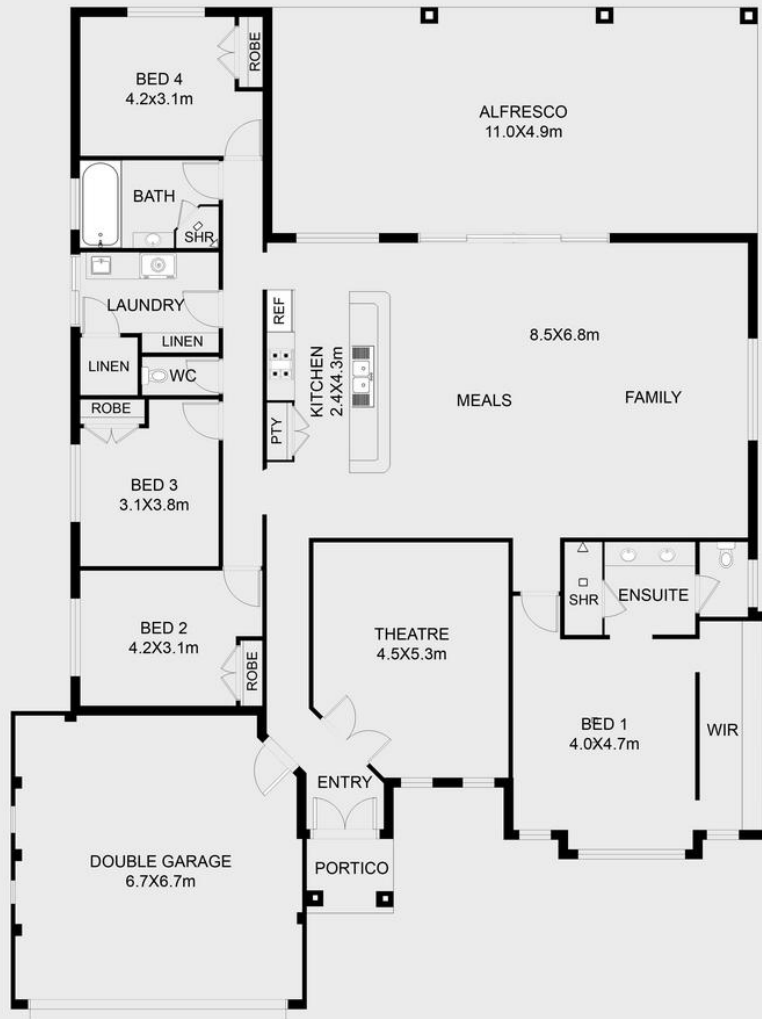
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TOTAL : 328.6m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.