



2 Wagtail Way, Collie

Entertain, Relax, Enjoy —All in One

Positioned on a quiet corner within Collie's highly desirable Drive-In Estate, 2 Wagtail Way presents a fantastic opportunity to secure a spacious family home in a peaceful and well-established neighbourhood. With parks, quality schools, the town centre and scenic bush walking trails all close by, this location offers the perfect balance of convenience and lifestyle.

Built in 2010, this thoughtfully designed residence delivers free-flowing living spaces, modern-day comfort and a practical layout ideal for family living. Boasting four spacious king-sized bedrooms, including a massive master with ensuite and walk-in robe, the home provides ample space for everyone to relax and unwind. The expansive living areas feature vaulted ceilings, vinyl plank flooring and abundant natural light, seamlessly connecting to a spacious outdoor patio with exposed aggregate concrete and outdoor blinds - perfect for entertaining or enjoying quiet family moments.

Delivering everything you could want in a modern family home, 2 Wagtail Way is perfectly set up for you to move straight in. With spacious living areas, quality inclusions, and generous outdoor spaces, this home is ready to accommodate your lifestyle from the

4 2 2

FOR SALE

Please Call

AGENTS

Mitch Davidson
0408 910 337
mitch.davidson@ljhsouthwest.com.au

Emily Chappell
0447 340 344
emily.chappell@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



very first day. All that remains is to unpack, settle in, and start enjoying everything this exceptional property has to offer - a rare opportunity where comfort, convenience, and lifestyle come together seamlessly.

WHY BUY ME:

- Rendered Brick and iron roof residence
- Zoned ducted reverse cycle air conditioning throughout
- Solar panels enhancing energy efficiency
- New Instantaneous gas hot water system
- Open plan kitchen with large breakfast bar, walk in pantry, rangehood, twin drawer dishwasher, 900m electric oven, gas hot plates and under sink water filtration system
- Expansive family living area with vinyl plank flooring, window furnishing and vaulted ceiling
- Large theatre room with window furnishing and vinyl plank flooring
- Generous laundry with overhead cabinetry, ample bench and storage space
- Large walk in linen closet for exceptional storage
- Massive king size master bedroom with blinds, built in robe with sliding door and vinyl plank flooring
- Private ensuite featuring vanity, double shower, heating light and separate W/C
- Second king size bedroom with verticals, walk in robe, and vinyl plank flooring
- Third king size bedroom with verticals, built in robe and vinyl plank flooring
- Fourth king size bedroom with verticals, built in robe and vinyl plank flooring
- Main bathroom includes shower, bath, vanity and heat light
- Separate powder room W/C with vanity
- Spacious outdoor patio featuring exposed aggregate concrete and outdoor blinds

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 - \$2,592.25 p.a
Water Rates: Approx - \$2,592.25 p.a
Block Size: 791m²
Zoning: R15
Year Built: 2010

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 | 1A5ZHND |
| Property Type | House |
| House Size | 218 m2 |
| Land Area | 791 m2 |
| Including | Ensuite Toilets (2) |

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 |
emily.chappell@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

