

## Collie, 20 Fawdon Way

Fully Renovated, Ready to Move In

Beautifully renovated character home ready for its new owner to move in and enjoy the wonderful job the current owners have done in creating modern living at its finest! Enjoy a brand-new kitchen with overhead cupboards, new rangehood, gas cooktop, and electric oven and double stainless steel sink with vegetable washer. The fully updated lounge boasts reverse cycle air-conditioning, venetian blinds, and gorgeous sheer curtains. A newly renovated laundry and bathroom feature a walk-in shower, vanity, heated lighting, linen cupboard, and separate W/C. Two queen-size minor bedrooms offer new carpet and blinds for comfort. With new plumbing, electricals, and fresh interior paint throughout, plus a brand-new outdoor deck, outdoor W/C with basin, workshop, and new gates, every detail has been taken care of for you to just move in and enjoy!

### WHY BUY ME:

- Brand new kitchen with new gas cooktop, electric oven, rangehood
- Fully renovated open plan lounge with reverse cycle air-conditioning, venetian blinds with



**Disclaimer:** 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.

2 1 0

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/17QHND](http://ljhooker.com.au/17QHND)

**Contact**  
**Mitch Davidson**  
0408 910 337  
[mitch.davidson@ljhsouthwest.com.au](mailto:mitch.davidson@ljhsouthwest.com.au)

**Emily Chappell**  
0447 340 344  
[emily.chappell@ljhsouthwest.com.au](mailto:emily.chappell@ljhsouthwest.com.au)

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**(08) 9791 6880**



sheers, lovely mantle and space for you to install a wood fire or make use of the electric heater in place

- New bathroom/laundry area featuring vanity, walk in shower and separate WC
- Two Queen size bedrooms with blinds and carpet underfoot.
- New plumbing and electricals throughout the property
- Freshly painted interior & exterior
- Insulation throughout, floors, walls and ceilings.
- New outdoor deck with pergola
- Outdoor WC with basin
- Workshop to rear
- New gates and side fence

Land Rates: Approx. \$1,740.00 p.a.

Water Rates: Approx. \$1,564.13 p.a.

Block Size: 711m2

Year Built: 1950

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 About this Property

Property ID	17QHHND
Property Type	House
House Size	74 m2
Land Area	711 m2

### Mitch Davidson 0408 910 337

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

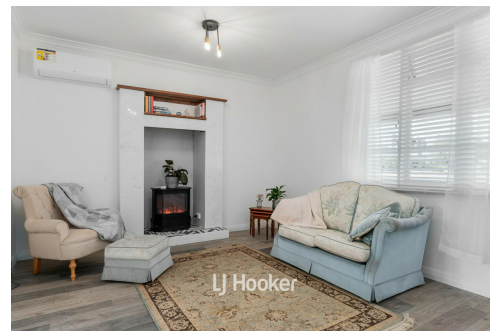
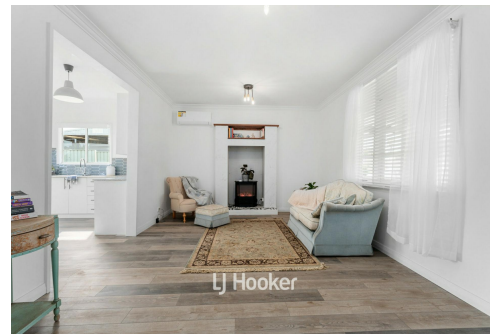
### Emily Chappell 0447 340 344

Buyers Representative for Mitch Davidson | Emily.chappell@ljhsouthwest.com.au

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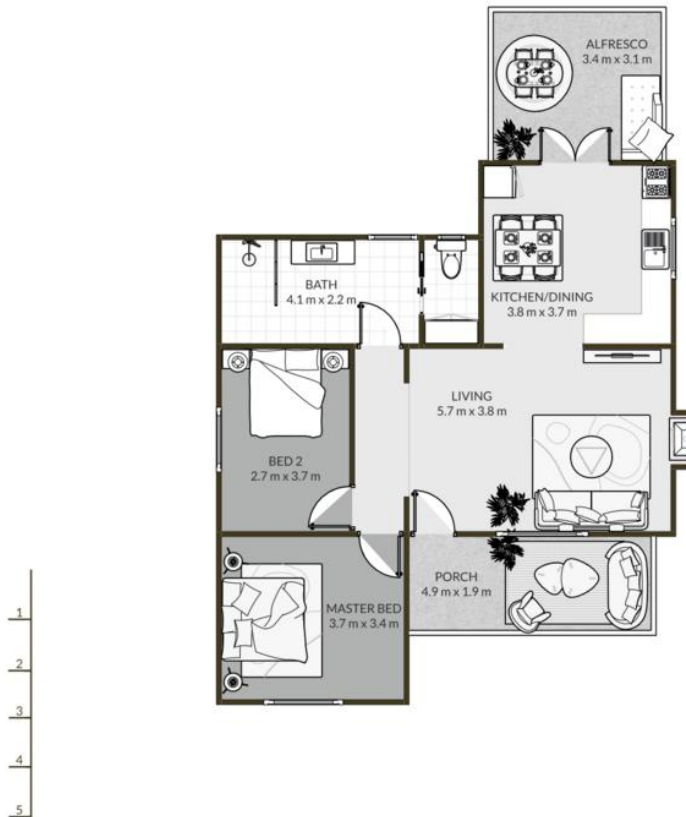
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MITCH DAVIDSON  
0408 910 337



20 FAWDON WAY, COLLIE



TOTAL: 91 m<sup>2</sup>

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MEASUREMENTS ARE CONSIDERED RELIABLE,  
THEY ARE NOT GUARANTEED AND SHOULD BE  
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