

## Collie, 21 Prinsep Street South

### Prinsep Street Pleaser

Introducing this charming fibro home nestled in the highly sought-after area of Collie! This delightful residence features three well-sized bedrooms, a modern bathroom, and a sturdy iron roof, blending timeless character with everyday convenience. The spacious layout and high ceilings create a welcoming atmosphere, perfect for families or those looking to add their personal touch.

The location is unbeatable - just a short stroll to local primary and high schools, making the morning school run a breeze. Outdoor enthusiasts will appreciate the proximity to the local golf club for a quick round, and the serene Minninup Pool, ideal for weekend relaxation and picnics by the water.

This property offers a unique opportunity for first-home buyers, families, or investors alike. With its combination of charm, practicality, and prime location, it's the kind of home that won't be on the market for long. Act fast, or you'll miss out!



**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.



**For Sale**  
Offers Over \$389,000

**View**  
[ljhooker.com.au/16NAHND](http://ljhooker.com.au/16NAHND)

**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)

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

## WHY YOU SHOULD BUY ME:

- Near new kitchen area features roller blinds, overhead cabinets and gas stove
- Dining area with jarrah boards underfoot
- Lounge area features a log fire, reverse cycle air conditioning, roller blinds with curtains and jarrah boards underfoot
- Spacious laundry with a single wash trough and a separate W/C
- King size master suite with roller blind/curtains and carpet underfoot
- Two queen size minor bedroom with roller blinds/curtains and carpet underfoot
- Near new modern main bathroom features wall mounted vanity and walk in shower
- Instant gas hot water system
- High ceilings throughout
- Outdoor decked patio area
- New free standing carport
- Side access to property
- Garden shed
- Variety of fruit trees and vegetable gardens

Take advantage of this fantastic opportunity to enter the market! For more details, get in touch with Mitch Davidson or Emily Chappell, your local Collie specialists, at 0408 910 337 or 0447 340 344 today.

Land Rates: Approx. \$1,797.42 p.a.

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

Land Size: Approx. 1062m<sup>2</sup>

Build Year: Approx. 1949

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

<b>Property ID</b>	16NAHND
<b>Property Type</b>	House
<b>Land Area</b>	1062 m <sup>2</sup>

### Mitch Davidson 0408 910 337

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

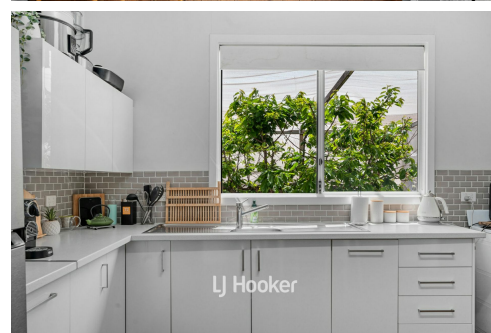
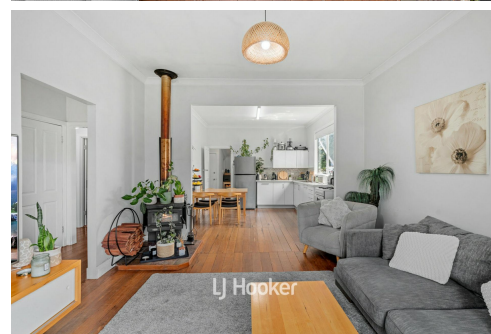
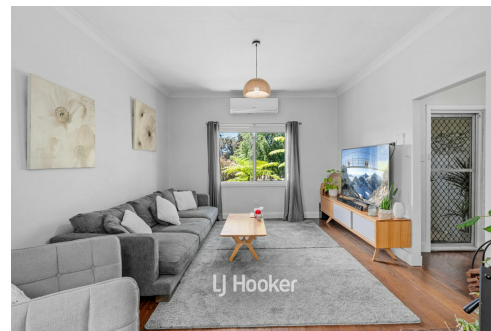
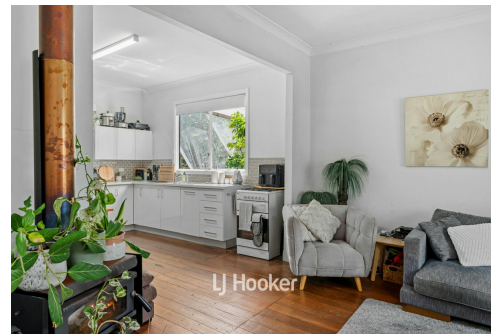
### Emily Chappell 0447 340 344

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

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

130 Victoria Street, BUNBURY WA 6230

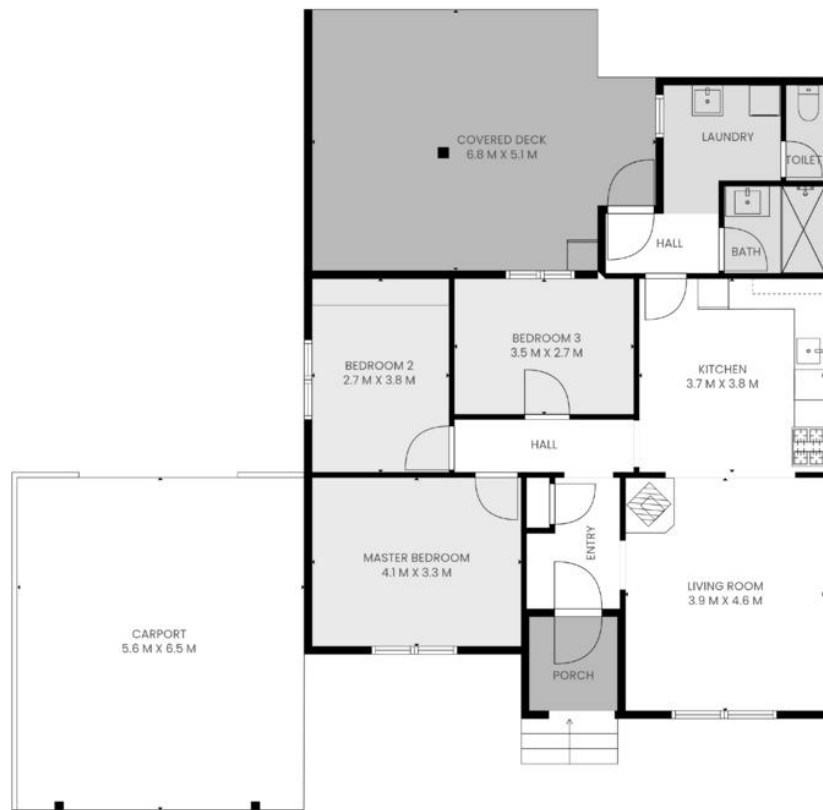
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



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# 21 PRINSEP STREET S, COLLIE, WA 6225



**TOTAL: 90 m<sup>2</sup>**  
FLOOR 1: 90 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 3 m<sup>2</sup>, COVERED DECK: 32 m<sup>2</sup>, CARPORT: 37 m<sup>2</sup>  
MEASUREMENTS ARE CALCULATED USING ADVANCED TECHNOLOGY BY EVENTUALLY CREATIVE. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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