



22 Clifton Street, Collie




## Start Here... Affordable Living with Space to Grow

Discover outstanding value in this welcoming and ultra affordable home, perfectly suited to first home buyers, couples, or savvy investors. Set in the friendly and close knit community of Collie, this three-bedroom residence delivers comfort, practicality, and plenty of potential to make it your own.

Inside, the home offers a warm and inviting atmosphere with generous living spaces and a functional layout. The central living room is cozy and full of character, featuring a fireplace that creates a natural focal point just perfect for cool evenings, while built in shelving provides ample storage and display space for books, photos, and personal touches.

The kitchen is practical and well equipped, offering ample bench space, free standing stove, and a breakfast bar that opens into the living area, making it ideal for casual meals or entertaining. Its layout allows for easy movement and everyday convenience, with plenty of storage and a charming, lived in feel.

Accommodation includes three comfortable bedrooms and a well appointed bathroom, making this home ideal for small families or those looking to enter the property market.

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### FOR SALE

Offers Over \$429,000

### AGENTS

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### AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

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 **LJ Hooker**

Step outside and you will find where this home truly stands out. The outdoor living space and fully fenced yard are impressively generous, offering excellent privacy and flexibility. Whether it is weekend entertaining, outdoor dining, kids at play, pets, or future improvements such as a shed or garden zone, this area delivers lifestyle and functionality. A large shed or workshop is, perfect for tradies, hobbyists, storage, or weekend projects.

Located in the heart of Collie, you'll enjoy a lifestyle surrounded by natural beauty and strong community spirit. From nearby parks, walking trails, and outdoor recreation spots to local schools, shops, and sporting facilities, everything you need is close at hand.

This is a rare opportunity to secure an affordable home in one of Western Australia's most inviting regional towns. Whether you're starting out, downsizing, or investing, this property represents good value, so act quickly to avoid missing out.

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	19QQHND
Property Type	House
Land Area	615 m2
Including	Air Conditioning Toilets (1) Fully Fenced

**Matt Blackford 0405 919 121**

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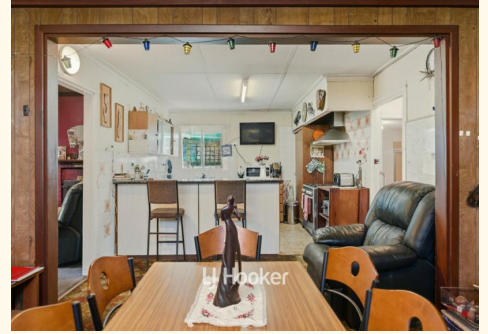
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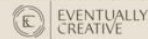


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TOTAL: 375 m2

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