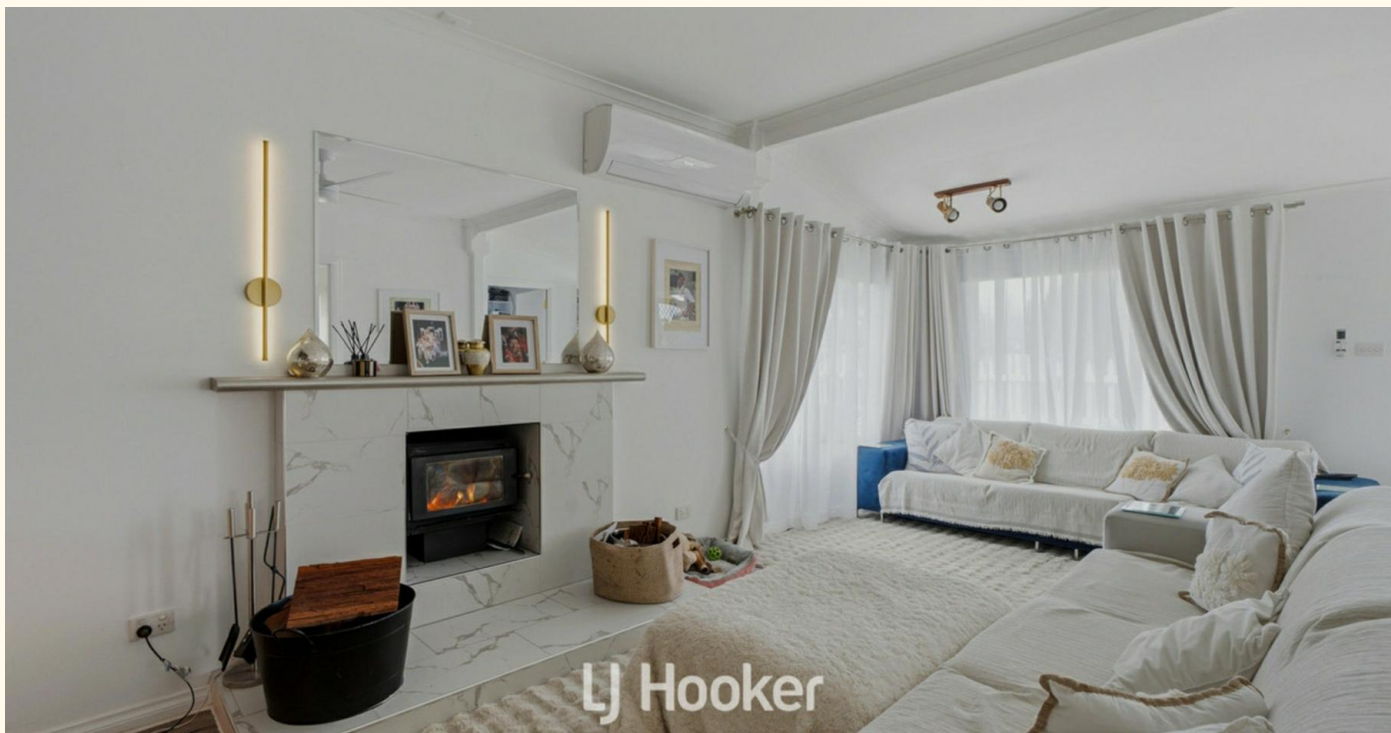


22 Raymond Street, Collie

Character Charm with a Backyard Made for Living

Behind the classic white picket fence, framed by standard roses and established garden beds, this charming three bedroom home has plenty of personality and a welcoming feel from the moment you arrive. Combining cottage character with modern updates and a fantastic outdoor lifestyle, this is a home designed to be enjoyed both inside and out.

Step inside to the renovated kitchen complete with free standing stove, dishwasher and where fresh white cabinetry, timber look benchtops - and a generous island bench create a practical and inviting hub of the home. With room to gather around the bench, it is an easy space for morning coffees, casual meals or catching up with family and friends.

Flowing from the kitchen is the living area, where new flooring gives the room a fresh contemporary feel. A cosy wood fire creates warmth and atmosphere through the cooler months, complemented by reverse cycle air conditioning and ceiling fans for year round comfort.

The home offers three bedrooms and a neat, fresh bathroom, complete with modern vanity and large glass screened shower with

3 1 0

FOR SALE

Please Call

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Interested parties must rely solely on their own enquiries.



rainfall showerhead and crisp white finishes. The master bedroom a walk in robe.

Outside is where this property really shines. The generous backyard is surrounded by established garden beds, fruit trees and productive garden areas, with expansive lawn providing loads of room for children and pets. A large enclosed entertaining area creates the perfect setting for weekend barbecues and long lunches, while the separate firepit area offers a relaxed spot to gather as the sun goes down.

Adding even more versatility is a fully lined powered shed, ideal for those wanting a workshop, hobby space, studio or extra storage. Rear access makes getting vehicles, trailers or garden equipment into the backyard easy and adds another practical bonus to this already impressive property.

Features you will love:

- Renovated kitchen
- New flooring to the living area
- Wood fire
- Reverse-cycle air conditioning
- Large covered outdoor entertaining area
- Separate firepit area
- Powered, lined shed
- Rear access
- Expansive lawned backyard
- Established garden beds and fruit trees
- Classic white picket fence

From the roses and white picket fence out front to the entertaining spaces, established gardens and powered shed out back, this is a home with character, warmth and a backyard you'll want to spend your weekends in. Homes with this much to offer do not tend to wait around so make your move and arrange your inspection today.

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	1B9SHND
Property Type	House
House Size	107 m2
Land Area	1012 m2
Including	Air Conditioning
	Toilets (1)
	Dishwasher
	Outdoor Entertaining
	Fully Fenced

Matt Blackford 0405 919 121

Sales Consultant â€“ Collie | Matt.Blackford@ljhsouthwest.com.au

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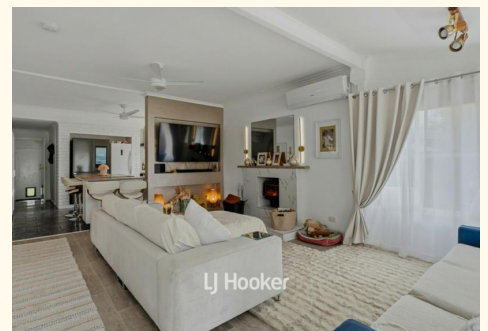
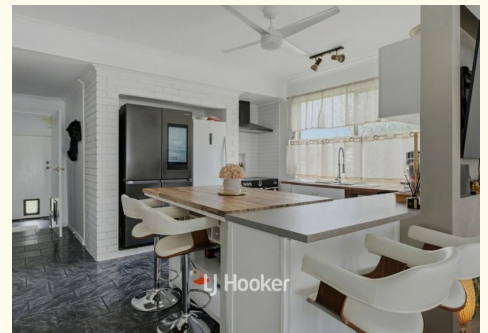
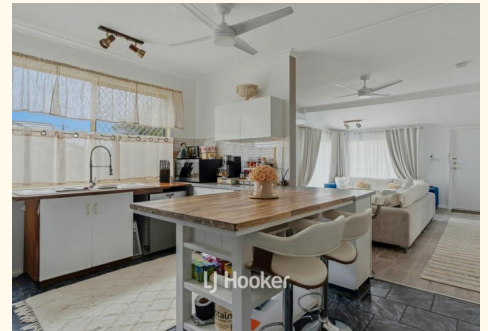
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Matt Blackford
0405919121



22 Raymond Street, Collie



TOTAL: 164 m²

Internal 101 • Outbuilding 37 • Alfresco 26 m²

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