




26 Robinia Rise, Collie

## Big Backyard, Bigger Possibilities in a Quiet Cul de Sac Location

Positioned in a peaceful cul de sac in Collie, this immaculate and well presented family home offers an exceptional opportunity for first home buyers, downsizers or savvy investors seeking a move in ready property where all the hard work has already been done.

Freshly painted and maintained to a high standard this inviting home delivers a warm, comfortable and effortless lifestyle from the moment you step inside. Set on a generous block, the property boasts attractive street appeal with a wide driveway, carport and convenient drive through access to the rear, all within a quiet, family friendly setting.

Step inside to discover a light filled and welcoming open plan living, kitchen and dining area designed for easy everyday living. The modern kitchen offers good bench space and storage, seamlessly integrating with the family and dining areas while overlooking the outdoor entertaining space, perfect for effortless indoor or outdoor living. The main living zone is both cosy and practical, featuring a charming wood fire for those cooler months, along with reverse cycle

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### FOR SALE

Offers Over \$589,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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(08) 9791 6880

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

air conditioning in both the family area and master bedroom to ensure year round comfort. Adding to the homes versatility is a separate theatre or second living room at the front of the home, complete with large window that captures an abundance of natural light and offers a pleasant outlook from the elevated position, ideal as a media room, kids retreat or a quiet relaxation space.

The home comprises three bedrooms, including a spacious master complete with walk in robe and semi ensuite access. Bedrooms two and three are fitted with ceiling fans, enhancing comfort and airflow, while the bathroom is neat and functional, offering both a separate shower and bath. A separate laundry adds further practicality to the well designed layout.

Step outside and be impressed by the expansive and versatile outdoor space. The large undercover gable patio provides the perfect setting for relaxed entertaining, while the generous backyard offers endless possibilities from creating a lush garden oasis, to adding play areas for children and pets, or simply enjoying the space and privacy.

A substantial workshop or shed adds outstanding versatility, offering the perfect space for a mancave retreat, home workshop, creative studio or storage for tools, toys and projects alike.

Located just a short drive to schools, shops and the scenic Collie River, this home delivers on lifestyle, comfort and convenience.

Immaculate, well maintained and ready to enjoy, you will need to act quickly as opportunities like this do not last long.

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	1A6SHND
Property Type	House
House Size	119 m2
Land Area	813 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Fully Fenced

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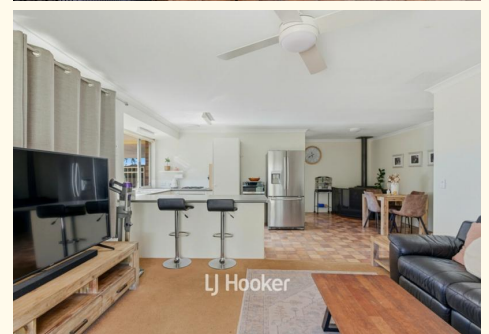
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0405 919 121



26 Robinia Rise, Collie



TOTAL: 225 m<sup>2</sup>

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