



27 Atkinson Street South, Collie

Big Block, Bigger Lifestyle

Step inside 27 Atkinson Street South and you'll instantly feel the charm of a home that's been brought back to life from the ground up. This three-bedroom, one-bathroom cottage has undergone a full transformation - not just the new carpets, fresh paint, and flooring, but also the hidden work that gives peace of mind: stumps replaced, ceiling and roof structure restored, and brand-new electrics installed.

High ceilings and light-filled rooms create a sense of space, while thoughtful touches like skirting throughout and wash-n-wear acrylic paint give the home a clean, fresh finish that's easy to maintain. The lounge is warm and welcoming, complete with a wood fire, reverse-cycle split system air-conditioning, and ceiling fans to both the lounge and bedrooms 1 & 2, making it comfortable year-round.

The spacious kitchen provides room to cook and gather, while the three generous bedrooms offer flexibility for family living, guests, or a home office. A separate rear "sleeper" room off the alfresco adds further versatility - ideal as a teenager's retreat or guest space.

Outdoors, the property really shines. The large undercover patio overlooks established, landscaped gardens across a full quarter-acre block (1,012sqm). Both the front and rear gardens are enclosed and separately secured, giving peace of mind for kids and pets to play

3 1 2

FOR SALE

Offers Over \$389,000

AGENTS

Mitch Davidson

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AGENCY

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Interested parties must rely solely on their own enquiries.

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freely. There's ample side and rear access, with more than enough space to consider adding a granny flat in the future (subject to council approval).

On top of all this, the home is future-ready with a 6kW solar PV system to keep power bills low.

All the hard work has been done. What's left is for you to move in, relax, and enjoy the perfect blend of cottage character and modern comfort, right in the heart of Collie.

WHY BUY ME:

- Freshly Renovated and Restored
- New Carpets
- Completely Repainted Interior
- High Ceilings throughout
- Rear and Side access to the property

Don't miss this opportunity! Contact Mitch on 0408 910 337 or Emily on 0447 340 344 today to book your private inspection.

Land Rates: TBA

Water Rates: Approx. \$1,603.19 p.a.

Block Size: 1012m²

Zoning: R15

Year Built: 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 DETAILS

Property ID	18PKHND
Property Type	House
House Size	91 m ²
Land Area	1012 m ²
Including	Air Conditioning Toilets (1) Fully Fenced Solar Panels

Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |

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