




276 Prinsep Street North, Collie

4  2  2 

## Large Family Home with the Lot

Please register in Propps <https://prop.ps//1inos9YXZ6vu>

Set on a generous 754m<sup>2</sup> corner block, this impressive 226m<sup>2</sup> modern home built in 2012 delivers space, comfort and exceptional entertaining both inside and out. Designed with family living in mind, this beautifully presented 4-bedroom, 2-bathroom residence offers quality features throughout and favourable vehicle and shed access.

Step inside through double front doors, ideal for moving large furniture, into a welcoming home boasting high ceilings and expansive open plan living. The master bedroom, positioned at the front of the home, features an open ensuite and walk-in robe, creating a private parents' retreat. Three additional large bedrooms, all with built-in robes, comfortably accommodate family or guests.

The addition of the study between the back 2 bedrooms, with a built-in desk, accommodates the home office or the studying teenager.

The heart of the home is the stylish modern kitchen, complete with 900mm stainless steel appliances, a 5-burner cooktop, oven, rangehood, tiled splashback and a large fridge recess with water connection. A dedicated theatre room offers the perfect space for movie nights or quiet relaxation or it can become a 5th bedroom.

**FOR SALE**

Offers Over \$779,000

**AGENTS**

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**AGENCY**

LJ Hooker Property South West WA  
(08) 9791 6880

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Comfort is assured year-round with ducted evaporative cooling and a combustion wood heater, ideal for those chilly winter nights.

Outside is where this property truly shines. The alfresco entertaining area is an entertainer's dream, featuring roller blinds for winter enclosure, two ceiling heaters, a ceiling fan, pizza oven, Fire Pit and built-in barbecue, perfect for hosting family and friends in every season. The backyard also boasts a delightful selection of fruit trees, creating your own mini orchard with lemons, oranges, mandarins, grapes, passionfruit, avocado tree, pomegranates, and apples. The sliding doors open all the way out inviting the outside in great for those summer nights.

Vehicle and storage needs are well catered for with a double lock-up garage including a shopper's entrance, plus a large gate providing access to a drive-in shed, ideal for tradies, caravans, boats, or extra vehicles and extra handstand at the back of the shed great for the projects or storage.

Located just minutes from Collie town centre and close to both primary and secondary schools, this is a fabulous family home offering space, lifestyle, and convenience.

This is a property you won't want to miss. Enquire today to arrange your inspection.

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	19UHHND
Property Type	House
House Size	226 m2
Land Area	754 m2
Including	Study Evaporative Cooling Toilets (2) Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

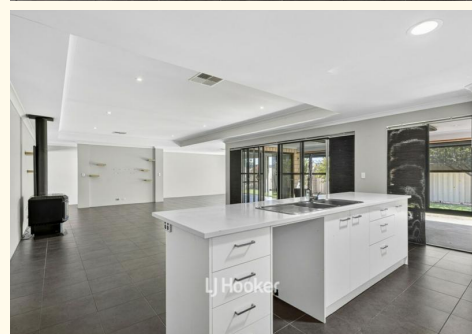
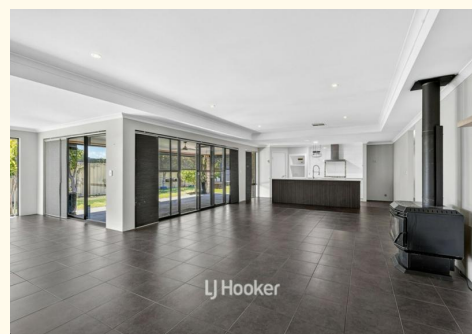
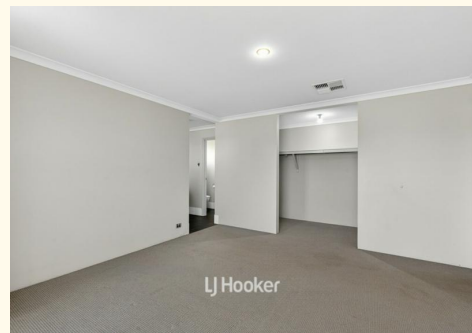
**Rachel Ned MacLeod-Paterson 0488 556 452**

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Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and are for illustrative purposes only