



29 Moore Street, Collie




## Endless Potential on a Generous Sized Block

Positioned on a substantial 1,012 meters square allotment with valuable side access, this character filled home presents an outstanding opportunity for first home buyers, renovators, investors and property flippers looking to add value and reap the rewards.

Packed with original charm, the home showcases high ceilings, original jarrah timber flooring, and a flexible floorplan ready for its next chapter. Whether you are looking to move in and renovate over time or undertake a complete transformation, the foundations are here to create something truly special.

The spacious lounge room is filled with natural light thanks to a large window that captures a pleasant street outlook, creating a warm and welcoming living space. A cosy wood fire serves as the heart of the room, adding warmth, character, and ambience while providing the perfect place to gather with family during the cooler months. The home offers three generously sized bedrooms, providing comfortable accommodation for families, couples, or tenants alike.

A practical kitchen and combined dining area service the home, while the functional bathroom and laundry add everyday convenience.

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### FOR SALE

Offers From \$399,000

### VIEW

Sat 13th Jun @ 2:30PM - 3:00PM

### AGENTS

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### AGENCY

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 **LJ Hooker**

Outside, the opportunities continue. The front porch provides a blank canvas to create an inviting entrance and additional outdoor living space, perfect for enjoying a morning coffee, reading a book, or simply relaxing while taking in the neighbourhood streetscape. At the rear of the home, the covered verandah overlooks the expansive backyard and offers an ideal setting for outdoor dining, entertaining family and friends, or creating a comfortable retreat to enjoy the peaceful surrounds. With side access and a huge backyard, there is plenty of room for sheds, gardens, additional improvements or future development potential (STCA).

Properties offering this much land, character and potential are becoming increasingly difficult to find. Whether you are entering the market, searching for your next renovation project or looking for an investment with upside, this property deserves your attention.

#### Property Features

- Large 1,012 meter square block
- Side access to the backyard
- Three generous bedrooms
- Spacious light filled lounge room
- Large windows with street views
- High ceilings throughout
- Original jarrah timber flooring
- Front porch ready for your personal touch
- Rear verandah overlooking the backyard
- Excellent renovation and value add potential

Great Collie location, this property offers the perfect opportunity to enjoy a relaxed country lifestyle while remaining close to schools, shops, parks and everyday amenities. Surrounded by stunning natural attractions including the Collie River, Wellington National Park, mountain bike trails, and popular swimming and camping destinations, Collie continues to attract first home buyers, investors, and lifestyle seekers alike.

A rare opportunity to secure a character home on a large parcel of land with endless possibilities. Inspect today and imagine the potential.

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	1AQ4HND
Property Type	House
House Size	92 m2
Land Area	1012 m2
Including	Toilets (1)
	Floorboards
	Fully Fenced

**Matt Blackford 0405 919 121**

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**Melanie Shorter 0423 943 472**

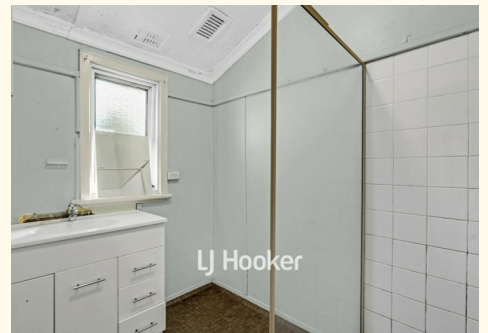
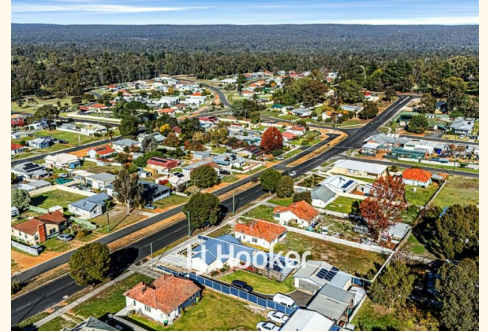
Sales Assistant to Matt Blackford |

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