



3 Rogers Avenue, Collie

Charming Brick Gem

If you've been searching for a property that combines space, comfort and everyday practicality, then 3 Rogers Avenue is sure to impress. Solidly built with timeless brick construction and a durable tiled roof, giving you peace of mind for years to come. The neatly presented gardens add a welcoming touch as you arrive, creating an inviting street presence that hints at the care and attention this home has received. From the moment you step inside, you'll feel the sense of warmth and functionality that makes this a place to truly call home.

The layout has been thoughtfully planned with multiple living areas that allow for both connection and privacy. There's plenty of room for the family to come together, whether it's enjoying meals, celebrating special occasions or simply winding down at the end of the day. With year-round comfort provided by reverse-cycle air conditioning, ceiling fans and the warmth of log fires, this is a home that adapts beautifully to every season and every stage of family life.

WHY BUY ME

- Kitchen with reverse-cycle air conditioning, ceiling fan, electric stove, gas hotplates and exhaust fan
- Dining and family area featuring reverse-cycle air conditioning, ceiling fan, wall log fire and tiled flooring
- Lounge room with log fire, ceiling fan and tiled flooring

4  2  2 

FOR SALE
\$549,000

AGENTS

Mitch Davidson
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Emily Chappell
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AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Laundry with double-door storage and single wash trough
- Master bedroom with ceiling fan, curtains, built-in robe and carpet underfoot
- Ensuite with vanity, shower, W/C and heat light
- Two minor bedrooms with ceiling fans, manual roller shutters, built-in robes and carpet underfoot
- Additional minor bedroom with ceiling fan, curtains, built-in robe and carpet underfoot
- Main bathroom with vanity, shower, bath and separate W/C
- Large paved outdoor patio area with flat roof
- Powered workshop with roller door entry
- Solar panels
- Solar hot water system
- Security screens

Act quickly before it's gone! Schedule your own private viewing to see what this property has to offer, Call Mitch Davidson on 0408 910 337 or Emily Chappell on 0447 340 344 today!

Land Rates: Approx \$2135.49 p.a.
 Water Rates: Approx \$1,603.19 p.a.
 Block Size: 720m2
 Zoning: R15
 Year Built: 1984

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	18F6HND
Property Type	House
House Size	110 m2
Land Area	720 m2

Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |
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