



31 & 33 Throssell Street, Collie

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Ready To Invest Or Move In

Nestled on a generous 1012m² zoned mixed use, with sub division potential subject to shire approval. This three-bedroom, one-bathroom character home on corner block offers space, charm and exciting potential in a flexible location. Built in 1918, this home is full of character and timeless features like high ceilings and Jarrah floorboards, while offering scope for further enhancement or development.

WHY BUY ME:

- Near- new kitchen with double sink, overhead cupboards and electric stove
- Open-plan living and dining area featuring a log fire and R/C air-conditioning
- King sized master bedroom with R/C air-conditioning and walk in robe
- Two generously sized minor bedrooms
- Main bathroom with vanity, s/b combo and heating light
- Laundry includes second shower and separate W/C
- Enclosed outdoor paved patio area with flat roof
- Large 1012m² corner block
- High ceilings throughout
- Side access to the property
- Jarrah floorboards flow through the main living areas

FOR SALE
\$499,000

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

- Zoned Mixed Use / R40 with subdivision potential, subject to shire approval

In a flexible location, this property is a smart opportunity for homeowners, investors or developers alike. Get in contact today with Mitch on 0408 910 337 or Emily on 0447 340 344.

Land Rates: Approx. \$1,758.00 p.a.
 Water Rates: Approx. \$1,564.13 p.a.
 Block Size: 1012m²
 Zoning: R40
 Year Built: 1918

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	18BRHND
Property Type	House
Land Area	1012 m ²

Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |
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