



32 Hutton Street, Collie




## Stunning character home, with Shed +++

This beautifully presented character home is absolutely on point — stylish, warm, and inviting from the very first step onto the front porch. With a French inspired entry, polished wood floorboards, and high ceilings, the home seamlessly blends timeless character with thoughtful modern updates.

Inside, two bedrooms at the front of the home feature brand new white wardrobes, while a central passage leads you to the cosy living room complete with a toasty combustion heater and split reverse cycle air-conditioning for year round comfort.

The heart of the home is the stunning kitchen, designed with both form and function in mind. Boasting a large square island bench, ample cupboards, a stainless steel cooktop and in wall oven, rangehood, and a charming country style tiled splashback, this space is perfect for the home cook. A large window above the sink floods the space with natural light, while a double door fridge is included in the sale.

The rear of the home offers a third bedroom with storage, ceiling fan, and plush carpet. The unique bathroom includes a separate bath and

3  1  1 

**FOR SALE**  
Offers Over \$549,000

### AGENTS

Rachel Ned MacLeod-Paterson  
0488 556 452  
rachel.ned@ljhsouthwest.com.au

### 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**

shower, complemented by a large vanity. A separate powder room with brand new vanity and tapware adds extra convenience.

Step outside to an entertainer's dream:

- A full width back patio for gatherings year round
- A long gabled gazebo perfect for summer dining
- Beautifully landscaped gardens including a secret garden retreat with bench seat, veggie boxes, and a shade house
- All the lawns and gardens are reticulated

Additional highlights include a studio (ideal for a home office or teenage retreat), a large powered shed with rear lane access, extra store room, chicken pens, wood storage, and more.

Car accommodation is well covered with a single garage with automatic door, room for 2 cars, and side access for a caravan or boat with hardstand parking both in front and behind secure gates.

Key Features:

- 3 Bedrooms (2 with brand new wardrobes)
- Polished floorboards, high ceilings, modern updates
- Cosy living room with combustion heater & split system A/C
- Designer kitchen with large island bench & stainless-steel appliances
- Double door fridge included
- Bathroom with separate bath & shower + powder room with new vanity
- Studio —ideal office or retreat
- Full width patio + gabled gazebo for entertaining
- Powered shed with rear lane access, storeroom & chicken pens
- Beautifully manicured gardens, veggie boxes, and secret garden nook
- Solar panels for energy efficiency
- Garage & multiple parking options (caravan/ boat friendly)

Located in the historic town of Collie, this home offers not just comfort but a true lifestyle a welcoming community, rich history, and all the benefits of country living.

Call Team Ned today to register your interest and arrange your viewing, this stunning home won't last long!

Please register in Propps <https://prop.ps//Sb6SkXFQYPTo>

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 18HJHND  
Property Type House  
House Size 69 m2  
Land Area 1012 m2  
Including Air Conditioning  
Toilets (1)  
Outdoor Entertaining  
Floorboards  
Remote Garage  
Solar Panels

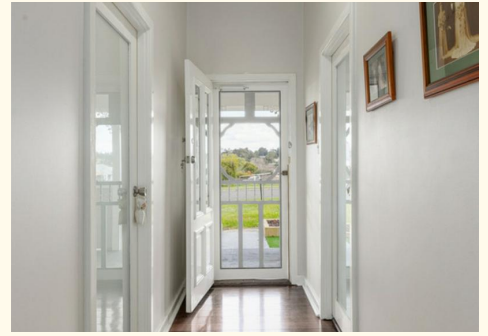
**Rachel Ned MacLeod-Paterson 0488 556 452**

Sales Consultant â€“ Bunbury | [rachel.ned@ljhsouthwest.com.au](mailto:rachel.ned@ljhsouthwest.com.au)

**LJ Hooker Property South West WA (08) 9791 6880**

130 Victoria Street, BUNBURY WA 6230

[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)



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.