



34 Porter Street, Collie

## Charming Collie Home Awaits You!

Discover this charming home at 34 Porter Street, where everyday convenience meets comfortable modern living. Nestled on a generous 1,178m<sup>2</sup> block, the property offers an ideal balance of space, functionality and lifestyle. Recently refreshed with modern updates, the home maintains its character while introducing contemporary comforts, highlighted by stunning jarrah floorboards that flow through the main living areas, adding warmth, durability and timeless charm to the home.

Enjoy the convenience of being close to local amenities, schools and the town centre while still benefiting from a peaceful setting opposite natural bushland. With nearby parks and recreational facilities, there are plenty of opportunities to enjoy the relaxed outdoor lifestyle Collie is known for.

This property is a rare find in the current market. Whether you're looking to downsize or seeking a welcoming community, this home in Collie presents an opportunity not to be missed. Act now to secure this charming residence!

WHY BUY ME:

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.

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**FOR SALE**  
\$529,000

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

LJ Hooker

- Modern kitchen and dining area with electric oven and gas stovetop
- Lounge room with log fire, roller blinds, reverse cycle air-conditioning and jarrah floorboards
- Functional laundry with built in cabinets
- King size master bedroom with roller blinds, ceiling fan and jarrah floorboards
- Two additional size minor bedrooms with roller blinds and carpet underfoot
- Modern main bathroom with vanity, walk in shower, bath and W/C
- Outdoor patio area with log fire and concrete flooring
- Powered workshop with double roller doors and PA access
- Electric hot water system
- Established fruit trees
- Dedicated caravan or boat parking bay
- Secure, fully enclosed rear yard
- Convenient side access to the property

Land Rates: Approx - \$1,915.73 p.a  
 Water Rates: Approx - \$1,603.19 p.a  
 Block Size: 1,178m2  
 Zoning: R15  
 Year Built: 1951

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	1A83HND
Property Type	House
House Size	97 m2
Land Area	1178 m2
Including	Toilets (1)

#### Mitch Davidson 0408 910 337

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