



Collie, 34 Simpson Street

Huge Block - Huge Possibilities!

Set on a generous 1178m² block, we are delighted to present 34 Simpson Street, Collie-a fantastic opportunity for first-home buyers, investors, or anyone looking for space, comfort, and future potential.

This inviting 3-bedroom home offers a flexible layout, including two queen-sized bedrooms, a double-sized minor bedroom, and a welcoming lounge featuring a cosy log fire. The open-plan kitchen and dining area has been recently renovated, complete ample cupboard space, single sink, and a dishwasher.

Step outside to enjoy the peaceful front veranda and a spacious rear patio-perfect for entertaining. The large backyard, with its beautiful established shade trees, provides a serene setting with room to grow, play, or expand.

WHY BUY ME:



Disclaimer: 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.



For Sale
Please Call

View
ljhooker.com.au/17YFHND

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

- Brand new kitchen with ample cupboard space and dishwasher
- Lounge area with reverse cycle air-conditioning, ceiling fan and log fire
- Spacious laundry with single wash trough and tiled flooring
- Two queen-sized bedrooms and one double-sized minor bedroom
- Main bathroom with vanity, S/B combo and W/C
- Gas hot water system
- Outdoor paved patio area with flat roof-ideal for entertaining
- Convenient side access to the property
- Garden shed for additional storage
- Beautiful Jarrah flooring throughout most of the home

* Please note this property is being sold on a 'As Is' basis.

Land Rates: Approx \$1,758.00 p.a.

Water Rates: Approx \$1,564.13 p.a.

Block Size: 1178m²

Year Built: 1952

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 About this Property

| | |
|----------------------|---------------------|
| Property ID | 17YFHND |
| Property Type | House |
| House Size | 105 m ² |
| Land Area | 1178 m ² |

Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |
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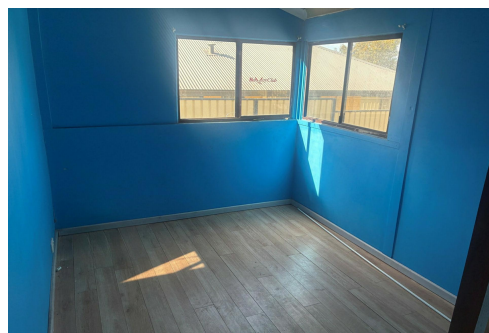
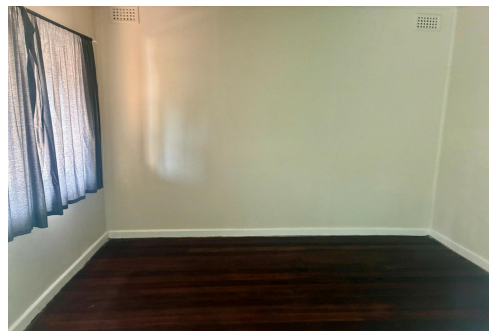
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