



## Collie, 43 Porter Street

Walk To School, Unwind At Home

Rare to the market you will find a double brick and iron 3 x 2 home in Collie that will delight upon inspection!

Freshly painted throughout the entire home this neat and tidy package makes the perfect investment opportunity, first home or family living alike.

This lovely home is within walking distance of the local primary school and deli and close to the local golf course and peaceful bush walks to enjoy at your leisure.

### WHY BUY ME:

- Double Carport
- Double brick home with iron roof
- Kitchen features with breakfast bar, corner pantry, double sink, exhaust fan, under bench electric oven, gas hotplates



**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/16MQHND](http://ljhooker.com.au/16MQHND)

**Contact**  
**Mitch Davidson**  
0408 910 337  
[mitch.davidson@ljhsouthwest.com.au](mailto:mitch.davidson@ljhsouthwest.com.au)

**Emily Chappell**  
0447 340 344  
[Emily.chappell@ljhsouthwest.com.au](mailto:Emily.chappell@ljhsouthwest.com.au)

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

- Open plan dining & family room with cozy log fire and R/C Air-conditioning
- Laundry with single wash trough, linen cupboard and separate water closet
- Queen size master bedroom with WIR and Ensuite
- Ensuite features vanity, shower and water closet
- 2 double-sized minor bedrooms with BIRs and laminate flooring underfoot
- Main bathroom with vanity, shower and bath
- Gas storage hot water system
- Outdoor paved patio area
- Side access to property
- Good boundary fencing
- 6m x 4m colorbond workshop
- Vegetable gardens

Contact Mitch Davidson or Emily Chappell TODAY on 0408 910 337 or 0447 340 344.

Land Rates: Approx. \$1,961.43 p.a.

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

Land Size: Approx. 981m<sup>2</sup>

Build Year: Approx. 2010

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

<b>Property ID</b>	16MQHND
<b>Property Type</b>	House
<b>Land Area</b>	981 m <sup>2</sup>

### Mitch Davidson 0408 910 337

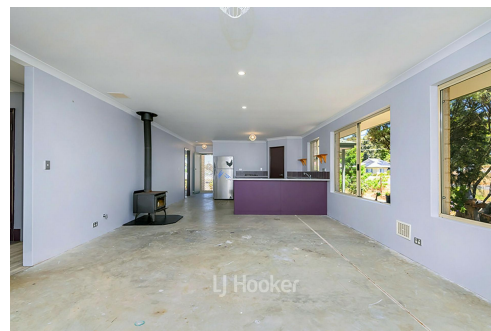
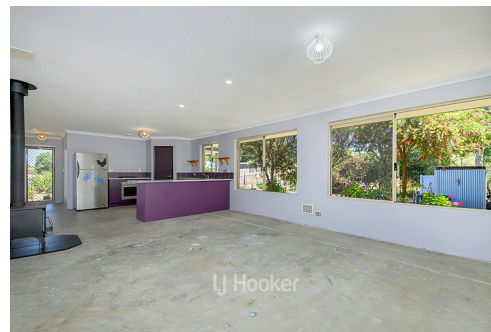
Licensed Sales Agent / Branch Manager - Collie |  
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### Emily Chappell 0447 340 344

Buyers Representative for Mitch Davidson | emily.chappell@ljhsouthwest.com.au

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