




45 Mungalup Road, Collie

## Character, Comfort, & Room for Everything, Welcome to 45 Mungalup Road

There is a certain feeling you get when a home has been renovated properly, not stripped of its charm not overdone, just thoughtfully brought back to life with comfort style and everyday practicality in mind.

Welcome to 45 Mungalup Road, Collie, a beautifully renovated three bedroom home that blends fresh modern living with the original character features that give a property warmth, personality and soul. Set in a lovely part of Collie, close to the Collie River, golf course, town, local high school and surrounding walk trails, this is the kind of home that offers lifestyle as much as it offers bricks and mortar.

From the moment you arrive, the property presents with real pride. Established gardens soften the home beautifully, while remote control garage access, side access, rear access and generous parking make day to day living easy from the start. Whether you have multiple vehicles, a boat, caravan, trailer or work gear, this property has the room and access to handle it without turning the front yard into a game of Tetris.

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### FOR SALE

Offers From \$649,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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 **LJ Hooker**

Step inside and the renovation immediately shines. The home has been refreshed with care, giving you a move in ready feel while still holding onto the character touches that make it feel inviting rather than clinical. The open plan living area creates an easy connection through the heart of the home, giving the kitchen, dining and everyday living zones a practical, social flow.

The home offers two separate living areas, giving families, couples or guests the kind of flexibility buyers are always chasing. The rear living room is the showstopper with an exceptionally large space that opens up the way the home can be used. Think family movie nights, kids retreat, games room, second lounge, entertaining zone, home office setup or simply a big, comfortable space to unwind at the end of the day. This is not just extra living for the sake of a floorplan, it is genuinely useful space.

Comfort is also well covered, with three reverse cycle air conditioners positioned throughout the home, giving you year round control through Collies cooler winters and warmer summer days. The three bedrooms are well suited for a family, first home buyer, downsizer wanting space, or even an investor looking for a renovated property with broad buyer appeal.

Outside, the property keeps getting better. The rear of the block is set up for people who need space, storage, and access. The powered shed is a major bonus, made even better by separate rear access and a fenced off rear section of the property, for tradies, hobbyists, caravan owners, car enthusiasts or anyone who simply wants a proper shed without sacrificing the home lifestyle, this setup is a big tick.

The gardens add another layer of appeal, giving the property a warm, established feel. It is not just a renovated home sitting on a block, it feels complete. There is room to park, room to work, room to entertain, room for the family, and room to simply enjoy living in one of Collies most appealing lifestyle pockets.

Positioned near the Collie River, golf course, schools, town amenities and the outdoor attractions that make Collie such a loved South West community, 45 Mungilup Road offers the best of both worlds, a beautifully finished home and a location that keeps you connected to nature, convenience and community.

If you have been waiting for a renovated character home with serious parking, shed space, multiple living areas and a location that delivers the Collie lifestyle, this one deserves to be at the top of your inspection list.

#### Feature Highlights

Beautifully renovated character home

Three bedrooms, one bathroom

Open plan living

Two separate living areas

Large rear living room or second lounge

Three reverse cycle air conditioners

Side access and rear access

Remote control garage access

Parking for multiple vehicles, boat, caravan or trailer

Powered shed

Separate rear access to shed area

Fenced rear section

Established gardens

Close to Collie River, golf course, town, local high school and bushwalks

Move in ready appeal with original character retained

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 seller's 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	1AFGHND
Property Type	House
Land Area	1012 m2
Including	Air Conditioning Toilets (1) Fully Fenced

**Matt Blackford 0405 919 121**

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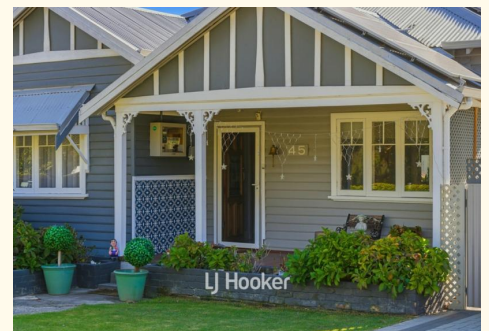
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