



47 Porter Street, Collie

Make your move

Opportunity awaits at 47 Porter Street, Collie. This well-maintained home is packed with potential and presents the perfect opportunity for first-home buyers or investors seeking value in a convenient location. Positioned within walking distance to the local primary school, corner deli, golf club and just a hop, skip and jump away from the ever-popular Minninup Pool this property offers a great blend of lifestyle and liveability in one smart package. The front yard is framed by beautifully established gardens, including flourishing camellias and a magnificent jacaranda tree that provides both shade and street appeal.

WHY BUY ME:

- Open-plan kitchen and dining area with generous bench space and a freestanding gas stove
- Spacious lounge room featuring study nook, log fire, R/C air-conditioning and quality wood look floating flooring
- Laundry with single wash trough
- Main bathroom with vanity, shower and W/C
- Master bedroom with carpet underfoot
- Minor bedroom with carpet underfoot
- Versatile third room —ideal as an additional bedroom or home office
- Paved outdoor patio area

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.

3 🏠 1 🚗 1 🚗

FOR SALE

Offers Over \$329,000

AGENTS

Mitch Davidson
0408 910 337
mitch.davidson@ljhsouthwest.com.au

Emily Chappell
0447 340 344
emily.chappell@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880



- Gas hot water system
- Convenient side access to the property
- Wood storage shed

Please note this property is being sold in an 'As Is" condition.

For more information or to arrange a private inspection, contact Mitch on 0408 910 337 or Emily on 0447 340 344 today.

Land Rates: Approx \$1838.50 p.a.
 Water Rates: Approx \$1,564.13 p.a.
 Block Size: 835m2
 Year Built: 1952

MORE DETAILS

Property ID	189VHND
Property Type	House
House Size	95 m2
Land Area	835 m2

Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |
 mitch.davidson@ljhsouthwest.com.au

Emily Chappell 0447 340 344

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

LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230
 southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

