



47 Wittenoom Street, Collie

## Position Perfect, Seamless Living and Effortless Entertaining

Positioned in one of Collies most convenient and family friendly settings directly opposite the local swimming pool, this exceptional four bedroom, two bathroom residence offers a sophisticated blend of contemporary design, generous proportions and effortless low maintenance living.

Presented in immaculate condition, this is a home of true quality, where every detail has been thoughtfully considered to create a refined family sanctuary.

Upon entry, the striking high ceilings and light filled interiors immediately evoke a sense of space and elegance. The homes beautifully designed layout provides an array of versatile living options, including a separate sitting room and a dedicated study, perfectly suited to executive couples, professionals working from home, or families seeking both comfort and functionality.

Accommodation is equally impressive, with queen sized bedrooms each with BIR and a luxurious master suite that delivers the ultimate retreat. Complete with a stylish ensuite and expansive his and hers

4  2  2 

### FOR SALE

Offers Over \$679,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

robes, the master bedroom offers both privacy and indulgence.

At the heart of the home, the open plan kitchen, dining and living area showcases modern sophistication and effortless flow. The sleek kitchen is appointed with quality stainless steel appliances including a dishwasher, oven and cooktop, while a large floor to ceiling double door pantry provides outstanding storage and practicality. Designed for seamless indoor outdoor entertaining, the living space extends to an alfresco and cable patio, creating the perfect setting for year round dining and relaxed gatherings.

Adding to the homes premium appeal is the well appointed laundry, featuring excellent built in storage, generous bench space and convenient direct access outdoors, enhancing everyday ease and functionality.

Complete with ducted reverse cycle air conditioning throughout , a shed for storage, and easy care landscaped gardens, this residence delivers a lifestyle of comfort, elegance and convenience in one of Collie's most desirable locations.

Homes of this calibre, condition and location are seldom offered, providing an exceptional opportunity to secure a home where modern living and timeless quality combine effortlessly.

Simply move in and enjoy.

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	19SUHND
Property Type	House
House Size	280 m2
Land Area	1012 m2
Including	Ensuite Study Ducted Cooling Ducted Heating Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

**Matt Blackford 0405 919 121**

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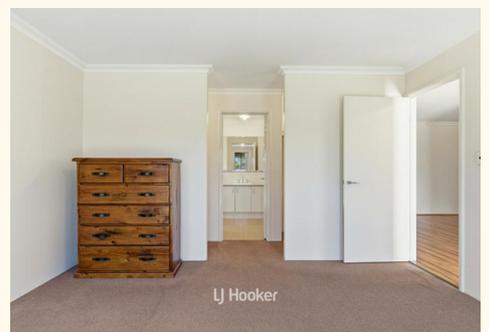
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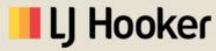
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MATT BLACKFORD  
0405 919 121



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TOTAL: 280 m2

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