







52 Wittenoom Street, Collie

YOUR NEXT PROJECT AWAITS!

Set on an expansive 1,110m² block, 52 Wittenoom Street presents a fantastic opportunity for buyers looking for space, character and the chance to make a property their own. Offering three generously sized bedrooms and plenty of potential both inside and out, this home is an appealing choice for first home buyers, renovators or investors.

Full of traditional charm, this 1953-built home offers a spacious layout with plenty of room to add your own personal touches. Whether you're looking to refresh, renovate or simply enjoy the space on offer, there's plenty of opportunity to bring your vision to life.

Outside, the generous block provides room to spread out, with established workshop space and convenient access adding to the property's practicality. With R40 zoning adding further potential for future development (subject to relevant approvals), and located within easy reach of Collie's town centre, schools and local amenities, this is an opportunity to secure a sizeable property in a convenient location.

Buyers please note this property is being sold 'as is'.

WHY BUY ME:
" Expansive 1,110m² block
• Functional kitchen featuring ample cupboard storage

3 2 0

FOR SALE
Please Call

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.

- Dining area complete with an open fireplace
- Separate lounge room with open fireplace, decorative cornices and carpet flooring
- Additional activity room
- King size master bedroom with venetian blinds
- Spacious king-sized minor bedroom with venetian blinds and decorative cornices
- Generous queen-sized minor bedroom with venetian blinds
- Main bathroom with vanity and S/B combo
- Outdoor laundry with shower, double concrete wash trough and separate W/C
- Large workshop with concrete flooring and sliding door access
- Electric hot water system
- Side and rear access to the property
- Two wooden sheds

For further information contact Mitch or Emily your LOCAL Collie Region Specialists on 0408 910 337 or 0447 340 344.

Land Rates: Approx - $1,969.43 p.a
Water Rates: Approx - $1,643.28 p.a
Block Size: 1,110m2
Year Built: 1953
Zoned: R40

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 DETAILS

Property ID	1BTPHND
Property Type	House
House Size	114 m2
Land Area	1110 m2







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