



58 Booth Street, Collie




Hill View

Set on approximately 4.5 acres, this exceptional lifestyle property delivers an enviable blend of space, comfort, and modern convenience in a peaceful rural setting.

The well maintained fibro-clad residence with a durable decramastic tile roof has been extensively upgraded, including partial re-stumping and rectification works where required, full rewiring, and replumbing, offering complete peace of mind for years to come. Inside, the functional kitchen with electric appliances flows effortlessly into the dining area, complemented by ducted air conditioning, while the inviting lounge showcases charming character features and a built-in fireplace with integrated wood storage.

Accommodation is generous, featuring a king-sized master suite with walk-in robe and ensuite, along with two spacious queen-sized bedrooms, each appointed with built-in robes, ceiling fans, and air conditioning. A well-appointed main bathroom and practical laundry with additional W/C complete the home's thoughtful layout.

Outdoors, the property truly excels with a substantial decked entertaining area positioned to capture sweeping views of the surrounding rolling hills. Enhanced by quality block-out blinds, this makes it ideal for year-round entertaining. Additional features include

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FOR SALE

Please Call

AGENTS

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LJ Hooker Property South West WA

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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**

a front veranda, enclosed rear yard, powered workshop with dual roller doors. A fully lined garage offering versatile space that is perfectly suited to a teenage retreat, home office, study, or creative studio.

A rare opportunity to secure a fully equipped acreage lifestyle property where all the hard work has been completed, simply move in and enjoy.

WHY BUY ME:

- Approx. 4.5 acres
- Fibro-clad home with decramastic tile roof
- Heavy insulation to walls and ceiling
- Kitchen featuring rangehood, under-bench electric oven and electric hotplates
- Open dining area with picture rails, ducted air conditioning and vinyl plank flooring
- Lounge room with built-in fire place and convenient built in wood box, picture rails, decorative ceiling centrepiece and carpet underfoot
- Laundry with storage cupboard, single wash trough and third W/C
- King size master suite with ceiling fan, white venetian blinds, curtains, WIR, A/C and carpet underfoot
- Ensuite bathroom with vanity, shower, W/C, heating light and medicine cabinet
- 1 queen size minor bedroom with ceiling fan, BIR, A/C, picture rails, sliding door access to veranda and carpet underfoot
- 1 queen size minor bedroom with ceiling fan, BIR, A/C, white venetian blinds, curtains and carpet underfoot
- Modern main bathroom features vanity, shower, W/C and heating light
- Electric hot water system
- Outdoor decked patio with gabled roof and block out blinds
- Front veranda area
- Powered workshop with two automatic roller doors and PA door access
- Enclosed rear yard with astro turf
- Quality fencing surrounding property

Land Rates: Approx —\$1,720.94 p.a

Water Rates: TBA

Block Size: 4.5 acres approx.

Zoning: SP.RRL

Year Built: 1950

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 1AD0HND
Property Type House
House Size 165 m2
Land Area 1.88 hectare

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