

58 Hutton Street, Collie

# The Home That Has the Lot!

Some homes simply tick all the boxes. This one creates an entirely new checklist.

Welcome to a truly exceptional Collie property where space, character, quality and versatility come together. Offering 5 generous bedrooms with the potential for a 6th, 3 beautifully renovated bathrooms, multiple living areas and an impressive 150sqm (approx.) of workshop space, this is a home that can adapt to almost any lifestyle.

Whether you're looking for a spacious family residence, multi generational living, a property with serious workshop and storage capacity, or a furnished investment with outstanding Airbnb or worker accommodation potential, this remarkable property deserves your attention.

Set on a generous 1,012sqm block backing onto peaceful private bushland, the home combines classic character features with extensive contemporary renovations. Soaring ceilings, ornate ceiling roses and beautifully considered updates create an inviting blend of old world charm and modern comfort.

The master suite provides a peaceful retreat, with additional insulation

5 3 3

**FOR SALE**
Offers Invited

**VIEW**
Wed 18th Nov @ 5:00PM - 5:30PM

**AGENTS**
Rachel Ned MacLeod-Paterson
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**AGENCY**
LJ Hooker Property South West WA
(08) 9791 6880

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Interested parties must rely solely on their own enquiries.

to the walls and ceiling ideal for shift workers or anyone who values a quieter, more comfortable sleeping environment. All bedrooms are generously sized, feature high ceilings and built-in robes, with plush carpeting creating a warm and comfortable feel throughout.

At the centre of the home is the spectacular fully renovated kitchen, where timber finishes and modern functionality come together beautifully. Quality appliances, generous bench space and reverse cycle air-conditioning make this a practical and impressive hub for family life and entertaining.

The adjoining scullery adds another layer of functionality, complete with a second sink, dishwasher and additional storage.

There is no shortage of living space either. The welcoming front lounge features a cosy wood fireplace and offers exceptional flexibility, with the potential to accommodate a 6th bedroom or home office. At the rear, the expansive second living area provides an outstanding space for entertaining, relaxing or bringing the whole family together, complete with another wood fireplace and reverse cycle air- conditioning.

The bathrooms are equally impressive. The main bathroom has been transformed into a private retreat, featuring a spa bath, infinity style shower and additional bathtub, while the second bathroom is conveniently serviced by an external vanity positioned in the passage.

Outside, the property continues to impress.

The fully fenced backyard is designed for practicality and easy maintenance, while generous parking is available both at the front and rear of the property. The front balcony provides a peaceful place to sit and enjoy the surrounding bushland, while the mudroom offers a practical transition point for busy family life.

And then there are the workshops a feature that truly sets this property apart.

With approximately 150sqm under roof across three substantial workshops, there is room for vehicles, machinery, hobbies, storage or business operations. Vehicle access, a dedicated tool room, wood fireplace and 3 phase power to one workshop provide an exceptional setup for tradespeople, car enthusiasts or anyone needing serious workspace at home.

There's also side access and hardstand, providing the perfect space for a caravan, boat or additional vehicles.

Adding another layer of opportunity, the property is being offered fully furnished. This creates exciting possibilities for Airbnb, worker accommodation, multi-generational living, an investment property or simply moving straight in with everything already in place.

Property Features
5 generous bedrooms with potential for a 6th
3 beautifully renovated bathrooms
Stunning renovated main bathroom with spa bath and infinity style shower
Multiple spacious living areas
Fully renovated kitchen with quality appliances
Separate scullery with second sink and dishwasher
Wooden benchtops
High ceilings with ornate ceiling roses
Built in robes to bedrooms 1, 2, 3, 4 and 5
Plush carpet to bedrooms and living areas
LED lighting throughout

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Reverse cycle air-conditioning to kitchen and rear living
Wood fireplaces to front lounge/6th bedroom area and rear living
Additional insulation to master bedroom walls and ceiling
External vanity servicing bathroom 2
Practical mudroom entry
Front balcony overlooking peaceful surrounds
Fully fenced, low maintenance yard
Approx. 1,012sqm block
Private bushland outlook to the rear
Approx. 150sqm workshop/shed space
Three large workshops
Dedicated tool room
- phase power to one workshop

Vehicle access to workshops
Side access and hardstand for caravan or boat
Ample parking front and rear
Offered fully furnished
Outstanding Airbnb, worker accommodation and multi-generational potential
Walking distance to a popular primary school
Only minutes to Collie town centre

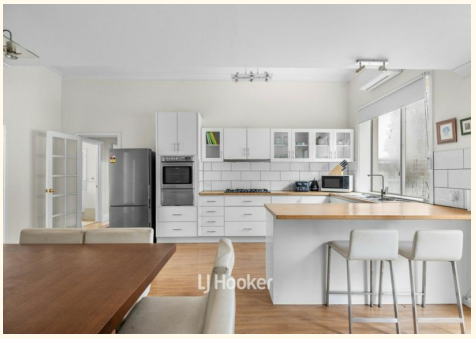
Positioned just a short stroll from a popular primary school and only minutes from the Collie town centre, this is a property that delivers an enviable combination of space, convenience, flexibility and opportunity.

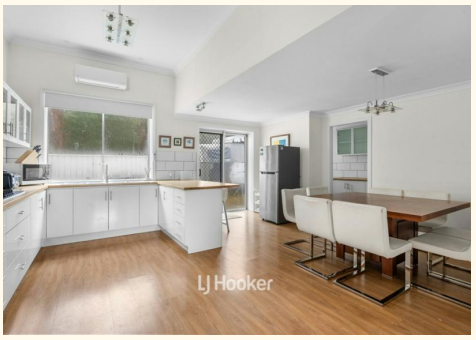
Homes offering this level of accommodation, extensive renovations, multiple living zones and this much workshop space are incredibly hard to find.

Whether it's your forever family home, a multi generational haven, a tradesman's dream, or an investment with genuine accommodation potential this is one Collie property you won't want to overlook.

Please register in Propps : https://prop.ps/l/vWKAfzvATsLS

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 | 1B0CHND |
| Property Type | House |
| House Size | 248 m2 |
| Land Area | 1012 m2 |
| Including | Toilets (3) |

**Rachel Ned MacLeod-Paterson 0488 556 452**
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LJ Hooker

58 Hutton St, Collie, WA 6225




Please note this floor plan is for marketing purposes and is to be used as a guide only.
Measurements are appoximate and are for illustrative purposes olnly

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