



Collie, 6 York Road

Packs A Punch

This substantial family home is spread over 4 spacious bedrooms with timeless jarrah features and endless bonuses throughout. Entering the front gates to the property, it's hard to believe you are on the town's doorstep. The charming, inviting nature of the yard exudes the feeling of tranquillity and peace only found in country living. Believe it or not this impressive property is only a short drive from the town cbd and walking distance from the local primary school and many tracks and trails including the Collie River.

WHY BUY ME:

- Lounge area boasting built in wood fire and built in wood box, accessible from the inside and the outside
- Jarrah framed with extensive jarrah throughout, including exposed beams to the lounge and dining area
- Kitchen boasting jarrah cupboards with jarrah skirts, architraves and windowsills, dishwasher and double fridge recess



Disclaimer: 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.



For Sale
\$599,000

View
ljhooker.com.au/16NPHND

Contact
Mitch Davidson
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Emily Chappell
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LJ Hooker Property South West WA
(08) 9791 6880

- Master suite featuring gorgeous bay windows and carpet underfoot
- Ensuite with shower, W/C and vanity
- 3 minor bedrooms with carpet underfoot and curtains
- Bathroom featuring shower, bath and large vanity with plenty of bench and cupboard space
- Ducted Breezair A/C
- Ducted Valet vacuum system
- Gorgeous wrap around verandah surrounding home
- Impressive sparkling below-ground pool with built in stone waterfall feature
- Patio entertaining area
- Powered workshop with 2 roller doors
- Garden shed
- Fully enclosed yard
- Individually glazed windows
- Brand new gutters and down pipes (mid 2022 installation)
- Sealed bitumen driveway

** Please note, photos & video are not current at the time of advertising.

With absolutely nothing to do except change your mailing address, this is the one to buy. Contact Mitch 0408 910 337 or Emily 0447 340 344 for your private inspection today!

Land Rates: Approx. \$2,443.40 p.a.

Water Rates: Approx. \$282.60 p.a.

Zoning: R15

Block Size: 1822m2

Year Built: 1985

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 About this Property

Property ID	16NPHND
Property Type	House
Land Area	1822 m2
Including	Ensuite Toilets (2)

Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |
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6 YORK ROAD, COLLIE WA 6225



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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