



61 Mungalup Road, Collie

## Prime Position, Lifestyle Living!

Set in one of Collie's most convenient pockets, this home offers more than just a place to live —it provides a lifestyle. Just minutes from the CBD, Collie Golf Course, the scenic Minninup Pool, schools and community facilities, you'll enjoy the perfect balance of convenience and leisure. Whether it's weekend recreation, family activities, or everyday ease this property puts you right at the heart of everything Collie has to offer.

This is a fantastic opportunity for first home buyers, investors or those looking to enter the market, providing a comfortable and practical home in a prime location.

### WHY BUY ME:

- Kitchen with dishwasher, freestanding gas stove and hotplates
- Lounge room featuring an inbuilt Jarrahdale fireplace, ceiling fan, reverse cycle air conditioning and carpet underfoot
- Versatile activity room for additional living or workspace
- Laundry with ample storage and a single wash trough
- Master bedroom includes curtains, blinds and carpet underfoot
- Two additional bedrooms each with curtains, blinds and carpet underfoot
- Main bathroom with vanity, shower and exhaust fan
- Back patio with concrete underfoot

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.

3 1 1

### FOR SALE

Offers Over \$350,000

### AGENTS

Mitch Davidson

0408 910 337

[mitch.davidson@ljhsouthwest.com.au](mailto:mitch.davidson@ljhsouthwest.com.au)

Emily Chappell

0447 340 344

[emily.chappell@ljhsouthwest.com.au](mailto:emily.chappell@ljhsouthwest.com.au)

### AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

LJ Hooker

- Powered workshop
- Side access to the property
- Excellent location close to local amenities, schools and community facilities

Please note this property is being sold in an 'As Is" condition.

Take a closer look around, don't wait! Book your private viewing today with Mitch on 0408 910 337 or Emily on 0447 340 344.

Land Rates: TBA  
 Water Rates: Approx \$1,603.19 p.a.  
 Block Size: 997m2  
 Zoning: R15  
 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	18FVHND
Property Type	House
House Size	129 m2
Land Area	997 m2

#### Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |  
 mitch.davidson@ljhsouthwest.com.au

#### Emily Chappell 0447 340 344

Bunbury Representative for Mitch Davidson â€“ Collie |  
 Emily.chappell@ljhsouthwest.com.au

#### LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230  
 southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

