




63 Swanstone Street, Collie

Space, Flexibility and Potential on Prime Corner Block

Set on a substantial 1,581m² corner block in a sought-after Collie location, this solid brick home offers an outstanding combination of character, functionality, and space. With multiple living areas, excellent storage, a substantial workshop, and plenty of room to make your mark, this property presents a fantastic opportunity for families, hobbyists, or those seeking room to grow.

From the moment you arrive, the home's impressive street presence is evident. A charming wrap around front verandah overlooks the established gardens and provides the perfect place to enjoy a morning coffee or relax at the end of the day. The attractive feature stone fae adds timeless character and enhances the welcoming appeal of the home.

Step inside to discover a practical 4 bedroom 1 bathroom floorplan filled with warmth and versatility, with two of the bedrooms having BIR's. The retro style kitchen offers ample cupboard and bench space and overlooks the adjoining dining area, creating a central hub for family meals and everyday living. Flowing from the dining area is the spacious lounge or theatre room, where a feature wood fire creates a cosy atmosphere and inviting focal point during the cooler months.

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FOR SALE
Offers From \$539,000

VIEW
By Appointment

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 **LJ Hooker**

One of the home's standout features is the flexible fourth bedroom, which enjoys direct sliding door access to the front verandah. This versatile room could easily be utilised as a home office, library, hobby room, craft studio, consulting room, children's activity room, or additional living space, providing endless options to suit your family's needs,

Practicality is a key feature throughout the home. An extra-large laundry offers excellent workspace and functionality for busy households, while a second toilet complete with wash basin and cabinetry adds valuable convenience for family living. Storage is abundant, with multiple built-in cupboards lining the hallway, ensuring there's a place for everything.

Outside, the property continues to impress. A rear patio provides an outdoor entertaining space, perfect for weekend BBQs, family gatherings, or simply relaxing while overlooking the backyard. The expansive grounds offer plenty of room for children and pets to play and are ready for a new owner to add their own personal touch. Two rainwater tanks provide an added practical benefit for maintaining the outdoor areas.

Vehicle access is a breeze thanks to the corner block configuration and excellent side access leading through to the substantial rear workshop. Divided into two sections, the workshop includes a lined room ideal for a home business, studio, gym, games room, office, or additional storage, while the remaining workshop space provides ample room for tools, machinery, vehicles, and projects.

Features You Will Love:

- Daikin Ducted air-conditioning
- Massive 1,581m² corner block
- Character stone feature fae
- Flexible fourth bedroom with direct verandah access
- Retro-style kitchen overlooking dining area
- Multiple built-in storage cupboards throughout
- Excellent access to the rear
- Large workshop divided into two sections, including a lined multipurpose room

Offering character, flexibility, workshop space, and room to grow, this well positioned property presents an exciting opportunity to secure a home with endless potential. Whether you're looking for a family home, extra workspace, or simply a property with room to move, this one deserves your inspection.

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 seller's 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 1AP9HND
Property Type House
Land Area 1581 m2
Including Air Conditioning
Toilets (2)
Built-in-Robes
Fully Fenced

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