

## Collie, 68 Ogden Street

### Charming Character Home



Introducing 68 Ogden Street, Collie. A character-style home featuring three inviting bedrooms and one bathroom. This property is situated on a generous 1,012m<sup>2</sup> block, providing ample space for relaxation and outdoor activities. Perfectly suited for those in search of comfort and charm, this residence is located in a tranquil neighbourhood while still being conveniently close to essential town amenities, including schools and local shops. Take advantage of this opportunity to claim this charming home as your own!

#### WHY YOU SHOULD BUY ME:

- Large kitchen features rangehood, wood stove/ gas free standing oven, jarrah cupboards, dado boards and floorboards underfoot.
- Lovely entry with dado boards, fret work, R/C, decorative cornice and jarrah floorboards underfoot
- Dining room features log fire, two ceiling fans and jarrah boards underfoot.
- Lounge room has French doors, sash windows, curtains and carpet underfoot.

#### For Sale

Offers Over \$399,000

#### View

[ljhooker.com.au/16FMHND](http://ljhooker.com.au/16FMHND)

#### Contact

**Mitch Davidson**

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

**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.

- Queen size master bedroom with ceiling fan, decorative cornice, sash windows and carpet underfoot
- Queen size minor bedroom with ceiling fan, decorative cornice, carpet underfoot and curtains
- Queen size minor bedroom with sash windows, decorative cornice and carpet underfoot
- Main bathroom features shower/bath combo and heating light
- Laundry with double wash trough and W/C
- Outdoor paved patio area
- Powered weatherboard workshop with verandah & PA door
- Lovely cottage gardens and paths
- Side & rear access to the property
- Instant gas hot water system

Act quickly to seize this incredible opportunity! For more information about this charming property, don't hesitate to get in touch with Mitch Davidson or Emily Chappell your Local Collie region specialists TODAY on 0408910337 or 0447340344.

Land Rates: Approx. \$1,606.00 p.a.

Water Rates: Approx. \$1,564.13 p.a.

Land Size: 1012m<sup>2</sup>

Build Year: 1922

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

<b>Property ID</b>	16FMHND
<b>Property Type</b>	House
<b>Land Area</b>	1012 m <sup>2</sup>

### Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |  
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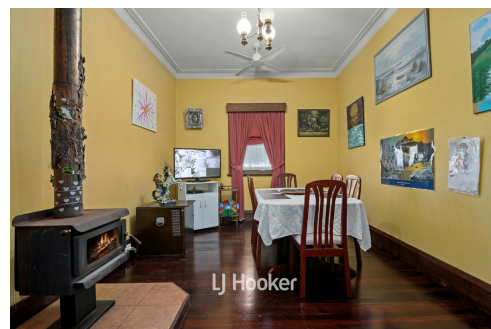
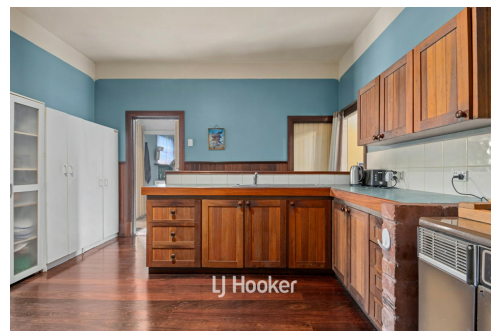
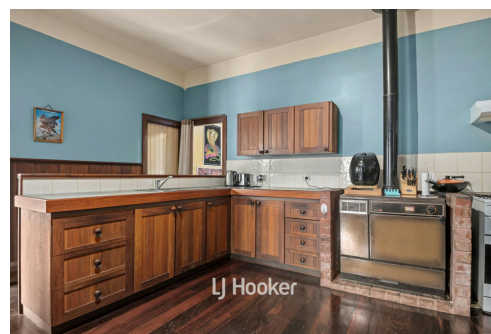
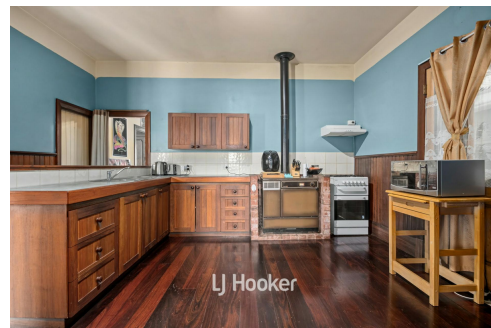
### Emily Chappell 0447 340 344

Buyers Representative for Mitch Davidson | emily.chappell@ljhsouthwest.com.au

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**68 OGDEN STREET, COLLIE, WA 6225**

**TOTAL: 114 m<sup>2</sup>**

FLOOR 1: 114 m<sup>2</sup>

EXCLUDED AREAS: PATIO: 17 m<sup>2</sup>, PORCH: 18 m<sup>2</sup>, CARPORT: 18 m<sup>2</sup>

MEASUREMENTS ARE CALCULATED USING ADVANCED TECHNOLOGY BY EVENTUALLY CREATIVE. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.