



Collie, 7 Carma Avenue

Snap It Up Before It's Sold!

New to the market, we are proud to present the charming and beautifully maintained 7 Carma Avenue. This delightful residence is the perfect blend of classic character and functional family living, offering comfort, space, and timeless appeal in one of the most sought-after pockets of town.

Set on a generous 1,219m² block, this solid brick and tile home has been lovingly cared for and immaculately presented, offering a warm welcome from the moment you arrive. Whether you're looking to settle down in a peaceful neighbourhood, upsize into a more spacious home, or secure a quality investment property, 7 Carma Avenue is one you won't want to miss.

Step inside and discover a home that ticks all the boxes —from multiple living areas to a private and well-designed backyard, this property has something for everyone.



For Sale
Please Call

View
ljhooker.com.au/183XHND

Contact
Mitch Davidson
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LJ Hooker Property South West WA
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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.

Why Buy Me:

- Generous 1219m2 block
- Solid brick and tile home
- Kitchen with breakfast bar, ample storage, overhead cupboards, good bench space, double sink and free standing electric stove
- Dining room adjacent to kitchen features decorative cornice and tiles underfoot
- Living room with cozy log fire, reverse cycle a/c, ceiling fan, decorative cornice and tiles underfoot
- Formal lounge features double jarrah sliding doors reverse cycle a/c and carpet underfoot
- King size master suite with roller blinds and carpet underfoot
- 2 Queen size minor bedrooms both with roller blinds and carpet underfoot
- Main bathroom with vanity, shower and bath
- Laundry with shower and separate W/C
- Brand new roller blinds throughout the home
- Enclosed entertainment area
- Well sectioned backyard
- Low maintenance gardens
- Garden shed

Contact Mitch Davidson on 0408 910 337 or Emily Chappell on 0447 340 344 to arrange your private inspection —your next home could be waiting at 7 Carma Avenue!

Land Rates: Approx \$1964.71 p.a.

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

Block Size: 1219m2

Year Built: 1974

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	183XHND
Property Type	House
House Size	170 m2
Land Area	1219 m2

Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |
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