



70 Swanstone Street, Collie

## More Than A Home

Homes like this do not come up often, especially in this part of North Collie. Set directly beside expansive parklands complete with playgrounds, jungle gyms, basketball courts, football oval, and cricket nets, this is the kind of address families actively chase. Add the easy walk to a popular primary school and you have got a lifestyle that works just as hard as the home itself.

What truly sets this property apart is the land. Spanning an impressive 1,872sqm across a full double block, the scale here is immediately noticeable. There is space for kids to roam, room to entertain, and flexibility for vehicles, caravans, or future plans, all supported by wide side access, extensive off street parking, a double carport, and an additional garage ideal for a third vehicle, workshop, or storage.

Inside, the home strikes a beautiful balance between classic character and modern comfort. High ceilings, decorative ceiling roses, and generous proportions give the home warmth and presence, while multiple living zones, including sunken spaces, create separation and flow for busy family life. This is a home that feels solid, welcoming, and designed to be lived in.

The kitchen has been renovated in recent years and sits at the heart of the home, connecting effortlessly with dining and living areas.

4 2 2

### FOR SALE

Offers Over \$599,000

### AGENTS

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Featuring stainless steel appliances, modern cabinetry, and excellent bench space, it's equally suited to everyday family meals or hosting friends on the weekend, practical, stylish, and easy to live with.

Accommodation is equally impressive, with four spacious bedrooms, all positioned in one end of the property, with the master suite being a standout holding a genuine super king sized room that is also fitted with built in robe. Add in two modern bathrooms, and the home has a design to suit all needs. Comfort is covered year round is all in the design with reverse cycle air conditioning in the open plan living, and an additional ducted evaporative air conditioning throughout the majority of the home, along with the added benefit of solar panels helping keep running costs down.

Outside, multiple covered entertaining areas, landscaped gardens and open lawn spaces create a private, relaxed setting where families can gather, kids can play and life can slow down. With its rare land size, quality upgrades, and unbeatable family friendly location, this is a home that offers space, security, and long term value, a place you can move into now and enjoy for years to come.

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   | 195DHND                                                                                 |
| Property Type | House                                                                                   |
| House Size    | 131 m2                                                                                  |
| Land Area     | 1872 m2                                                                                 |
| Including     | Air Conditioning<br>Toilets (2)<br>Outdoor Entertaining<br>Fully Fenced<br>Solar Panels |

**Matt Blackford 0405 919 121**

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