



80 Ogden Street, Collie

Comfort, Space & Convenience

Set on a generous 1,012m² corner block, this versatile property offers the perfect blend of space, functionality and lifestyle. With multiple living areas, king-size bedrooms and a three phased powered workshop, it's an ideal opportunity for families, tradies or those needing extra room for vehicles and hobbies.

Stepping inside, the home is enhanced by newly installed ducted air conditioning, ensuring year-round comfort throughout. The brand new main bathroom adds a stylish and modern touch, offering both comfort and convenience for the whole household.

Conveniently positioned for everyday ease, the home is located close to a primary school, local deli and butcher-making day-to-day living simple and accessible. Whether it's school drop-offs, quick errands or enjoying the benefits of a well-established neighbourhood, this location delivers both lifestyle and practicality.

WHY BUY ME:

- Ample parking space for a caravan or boat
- Kitchen featuring breakfast bar, pantry, skylight, exhaust fan and electric cooktop
- Open dining area with inbuilt wood fire and tiled flooring
- Lounge area with new ducted A/C, ceiling fan and carpet underfoot

4 1 0

FOR SALE
\$569,000

VIEW
By Appointment

AGENTS
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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.

LJ Hooker

- Second living area complete with built-in bar and tiled flooring
- King size master suite with high ceilings, roller blinds, ceiling fan, A/C, BIR and carpet underfoot
- 2 king size minor bedroom with high ceilings, ceiling fan, A/C and carpet underfoot
- Versatile fourth bedroom or sleepout with sliding door access and carpet underfoot
- Newly renovated main bathroom with vanity, medicine cabinet, shower, WC and heat light
- Laundry area with single wash trough, ample bench and overhead cupboard space
- Second W/C
- iStore heat pump hot water system
- Three phase power to house and workshop
- Powered workshop with log fire and double automatic roller door access
- Outdoor paved patio area
- Side and rear access
- Close to Primary school, deli and butcher

Land Rates: Approx - \$2,047.41 p.a

Water Rates: Approx - \$1,603.19 p.a

Block Size: 1012m²

Zoning: R15

Year Built: 1981

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	1AABHND
Property Type	House
House Size	142 m ²
Land Area	1012 m ²

Mitch Davidson 0408 910 337

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