



Collie, 8B Simpson Street

The Perfect Lock n Leave!

Looking to downsize but not wanting to give up on living space, then look no further than 8B Simpson Street Collie. With 4 bedrooms, 2 bathrooms & 2 living spaces all on a low maintenance 673m² block this property will suit those looking for a hassle free lifestyle.

The open plan living and dining area is the heart of the home providing a generous space for entertaining family and friends.

The kitchen features ample cupboard space, double sink, gas cooktop with under bench electric oven & corner pantry.

There is ducted reverse cycle air conditioning throughout the home enabling you to control your perfect temperature through all seasons!

The Easy care backyard will give you more time to enjoy getaways and hobbies but



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.



For Sale
Please Call

View
ljhooker.com.au/17CXHND

Contact
Mitch Davidson
0408 910 337
mitch.davidson@ljhsouthwest.com.au

Emily Chappell
0447 340 344
emily.chappell@ljhsouthwest.com.au

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(08) 9791 6880

enough space to add your personal touch to outdoor living and gardening. This property will suit investors, retirees or families alike.

Call today for your private inspection.

Please note this property is tenanted until September 2025

Why buy me:

- 4 Bedroom 2 bathroom brick & iron home
- Built in 2012
- Double lock up garage
- Ducted reverse cycle air conditioning throughout
- Master bedroom with tiles underfoot, roller blinds, WIR and ensuite
- 3 minor bedrooms with roller blinds and tiles underfoot
- Open plan living & dining area
- Main bathroom with separate shower, bath & vanity
- Kitchen features ample cupboards, double sink, corner pantry, gas cooktop & electric oven
- Theatre room with roller blinds & tiles underfoot
- Gable roof patio
- Good colourbond fencing

For more information contact Mitch Davidson or Emily Chappell, your Local Collie region specialists TODAY on 0408910337 or 0447340344.

Land Rates: Approx. \$2,196.95 p.a.

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

Land Size: 673m²

Build Year: 2012

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.



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More About this Property

Property ID	17CXHND
Property Type	House
Land Area	673 m2

Mitch Davidson 0408 910 337

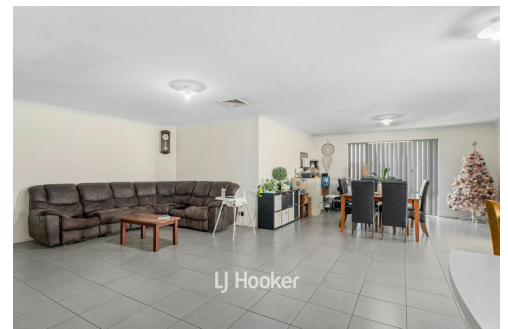
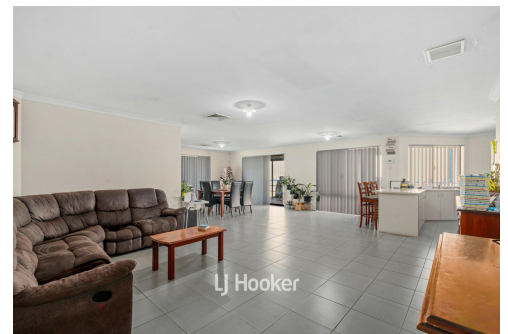
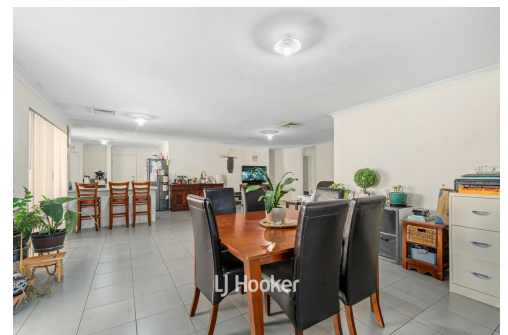
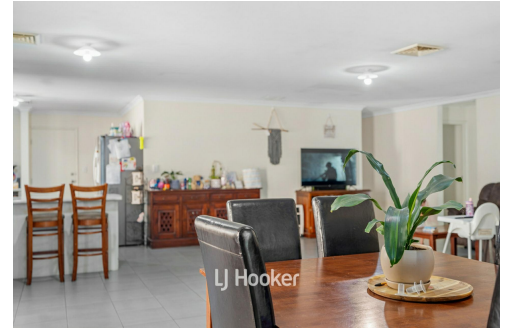
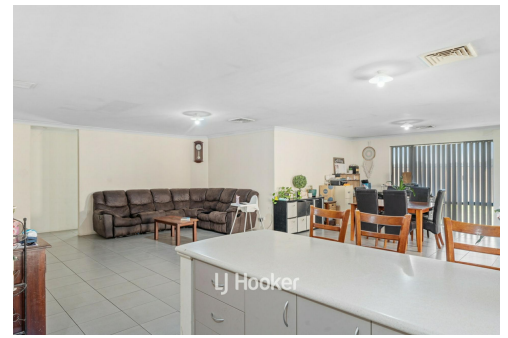
Licensed Sales Agent / Branch Manager - Collie |
mitch.davidson@ljhsouthwest.com.au

Emily Chappell 0447 340 344

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

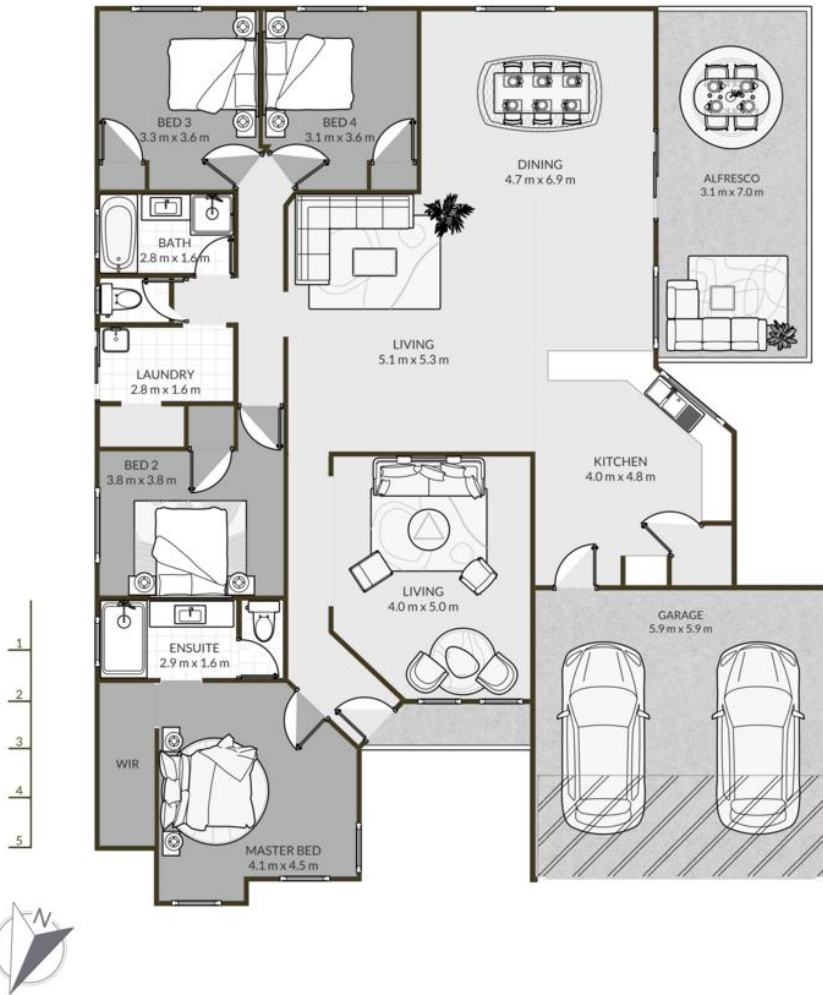
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130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



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MITCH DAVIDSON
0408 910 337



8B SIMPSON STREET, COLLIE

4 BED 2 BATH 2 CAR

TOTAL: 230 M2

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