



9 Bolton Way, Collie

A Home That Ticks Every Box

With everything already completed to the highest standard, this property presents an exciting opportunity for one lucky buyer to simply move in and enjoy. Whether you're upgrading the family home or looking to start a new chapter 9 Bolton Way, Collie delivers unbeatable value, quality craftsmanship and a lifestyle to match.

A rare, quality-built double brick and iron home where no feature has been overlooked! Spacious and move-in ready, this impressive residence offers five generous bedrooms and two well-appointed bathrooms, with a versatile floor plan this property is sure to suit a wide variety of buyers.

Perfectly positioned to offer the best of both lifestyle and location, you'll enjoy easy access to local schools, parks, and popular walking trails all just minutes from the Collie CBD, while being tucked away in a peaceful, family-friendly pocket of town.

WHY BUY ME:

- Triplex garage with storeroom and direct access to the rear yard
- Modern kitchen with 900mm gas cooktop and electric oven
- Spacious lounge with log fire and vinyl plank flooring
- Dedicated theatre room with carpet underfoot
- Sliding door access to games room leading to alfresco

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.

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FOR SALE
\$779,000

AGENTS

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Emily Chappell
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AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

 **LJ Hooker**

- Functional laundry with built-in bench, cupboard and single wash trough
- King-sized master suite with his/ hers walk-in robes and carpet underfoot
- Ensuite with double vanity, double shower, spa bath, W/C and heating light
- Three additional bedrooms with built-in robes and carpet underfoot
- Flexible study or optional 5th bedroom
- Main bathroom with vanity, shower, heating light and separate W/C
- Zoned ducted reverse cycle air conditioning with temperature control
- Roller blinds and sheer curtains throughout for style and privacy
- Expansive alfresco area with gable roof and pull-down blinds
- Workshop with roller door access and concrete flooring
- Solar panels for energy efficiency
- Security screens for peace of mind
- Instore heat pump HWS

Act quickly to secure 9 Bolton Way, Collie! Schedule your private inspection today and see for yourself what this property has to offer. Contact Mitch on 0408 910 337 or Emily on 0447 340 344 to arrange your viewing.

Land Rates: Approx \$2779.49 p.a
 Water Rates: Approx \$1,564.13 p.a
 Block Size: 1,192m2
 Zoning: R15
 Year Built: 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.

MORE DETAILS

Property ID	18SVHND
Property Type	House
House Size	248 m2
Land Area	756 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 â€“ Collie |
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9 Bolton Way, Collie



TOTAL: 395 m2

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