

## Collie, 91 Deakin Street

Character, Space & Timeless Elegance

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**For Sale**  
\$499,000

**View**  
[ljhooker.com.au/16G7HND](http://ljhooker.com.au/16G7HND)

**Contact**  
**Mitch Davidson**  
0408 910 337  
[mitch.davidson@ljhsouthwest.com.au](mailto:mitch.davidson@ljhsouthwest.com.au)

**Emily Chappell**  
0447 340 344  
[emily.chappell@ljhsouthwest.com.au](mailto:emily.chappell@ljhsouthwest.com.au)

### WHY BUY ME:

- Large 1178m2 block
- Entry features leadlight front door, jarrah floorboards, dado boards and chandelier
- Kitchen area features press tin ceiling, double sink, dishwasher, overhead cupboards, rangehood, separate woodstove and freestanding electric stove
- Lounge room has pressed tin ceiling, dado boards, jarrah floorboards underfoot,



**LJ Hooker Property South West WA**  
**(08) 9791 6880**

**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.

decorative mantle and RC air conditioning

-Laundry with single wash trough, separate W/C and French doors to outdoor decked verandah

-King size master bedroom with feature brick & Jarrah mantle, pressed tin ceiling, ceiling fan, R/C air conditioning, dado boards and jarrah floorboards underfoot

-King size minor bedroom with jarrah floor underfoot, pressed tin ceiling, ceiling fan, dado boards and R/C air conditioning

-Queen size minor bedroom with ceiling fan and timber-look floating floor

-Large main bathroom with double vanity, shower/bath combo and heat light

-White timber blinds and picture rails throughout majority of the home

-Beautiful, decked back patio with café style blinds and French doors

-Side access to the property

-Garden shed

-Triple open shed

-Reticulated gardens & lawns

-Instant gas hot water system.

-Heavy duty security screens to front and back doors, and security screens to all opening windows

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

Land Rates: Approx. Approx. \$1,766.32 p.a.

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

Land Size: Approx. 1178m<sup>2</sup>

Build Year: Approx. 1918

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

<b>Property ID</b>	16G7HND
<b>Property Type</b>	House
<b>Land Area</b>	1178 m <sup>2</sup>

### Mitch Davidson 0408 910 337

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

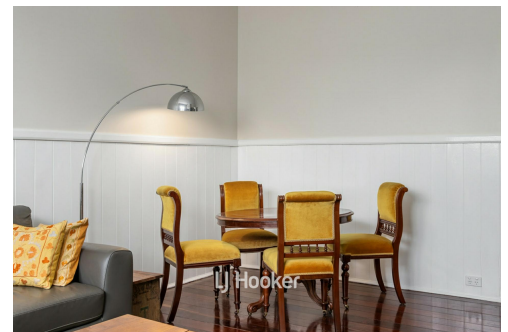
### Emily Chappell 0447 340 344

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

### LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230

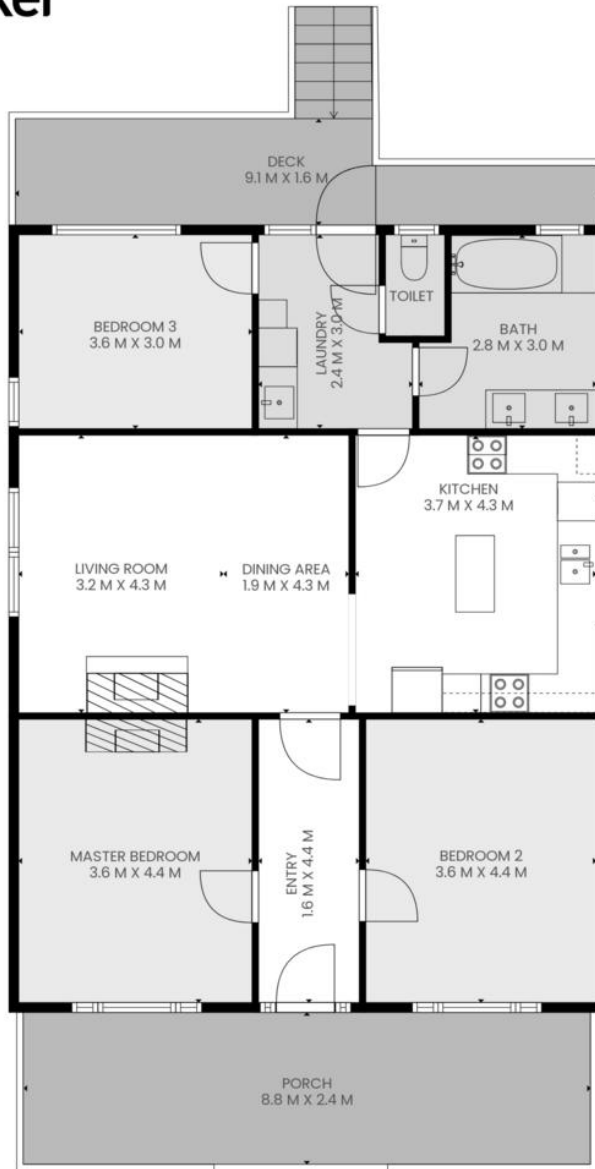
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**91 DEAKIN STREET, COLLIE, WA 6225**

**TOTAL: 107 m<sup>2</sup>**  
FLOOR 1: 107 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 21 m<sup>2</sup>, DECK: 14 m<sup>2</sup>

MEASUREMENTS ARE CALCULATED USING ADVANCED TECHNOLOGY BY EVENTUALLY CREATIVE. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.