

92 Jones Street, Collie

## The Perfect Starter with Space




Welcome to 92 Jones Street, Collie - a beautifully presented home set on a generous 1,012m<sup>2</sup> block, offering space, charm, and an exceptional outdoor lifestyle in a prime location just walking distance to Amaroo Primary School.

From the moment you arrive, the immaculate lawns and manicured gardens set the tone, showcasing the care and pride poured into this property. Inside, the home delivers a practical layout with a warm and inviting feel, perfectly suited to families, first-home buyers, or those seeking extra space.

Flowing seamlessly to the outdoors, you'll find a stunning elevated verandah the true hero of the home providing a peaceful vantage point to relax, entertain, and take in the outlook over the beautifully maintained backyard. With expansive outdoor space, established gardens, and a versatile workshop, this property offers the perfect balance of functionality and lifestyle.

### WHY BUY ME:

- Kitchen featuring a double sink and free-standing electric stove
- Open plan dining with new log fire, ceiling fan, built-in cupboards and lino flooring
- Lounge with ceiling fan, reverse cycle air-conditioning and carpet

3  1  1 

### FOR SALE

Offers Over \$499,000

### AGENTS

Mitch Davidson

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Emily Chappell

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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**

- underfoot
- Practical mudroom with built-in cupboards and tiled flooring
- Outdoor laundry with single wash trough and separate W/C
- King size master suite with ceiling fan and carpet underfoot
- Two generous sized minor bedrooms with carpet underfoot
- Main bathroom with vanity, shower, W/C and heating light
- Elevated patio with flat roof and concrete flooring
- Powered workshop equipped with kitchen, log fire, air conditioning, storeroom and lean-to
- Additional powered garden shed
- Immaculate lawns and gardens
- Rear access to the property
- Reticulation
- Security screens

Arrange a private viewing and see for yourself what this property truly has to offer! Contact Mitch on 0408 910 337 or Emily on 0447 340 344 before its too late.

Land Rates: Approx - \$1,819.50 p.a  
 Water Rates: Approx - \$1,603.19 p.a  
 Block Size: 1,012m2  
 Zoning: R15  
 Year Built: 1935

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   | 1A90HND |
| Property Type | House   |
| House Size    | 105 m2  |
| Land Area     | 1012 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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