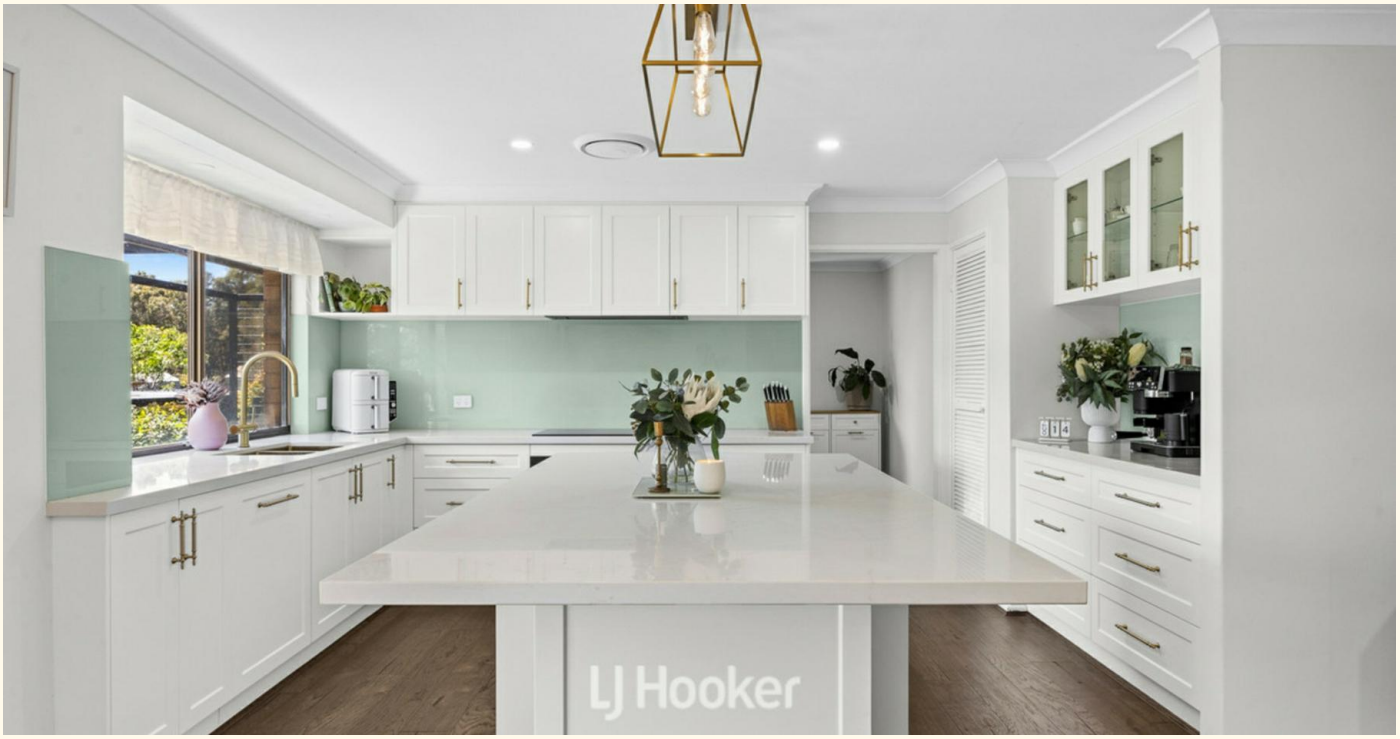








98 Palmer Road, Collie

Space, Style, Sheds and so much More !

Space, Space and more Space, if you have been wanting that country sea change with room for the whole family then look no further than 98 Palmer road Collie.

The home is positioned on just under 2.5 acres with a 210sm2 home, massive powered workshop to top all workshops and the home which has been mostly renovated with an amazing country warmth.

The drive through drive way at the front both functional and convenient giving a carport stop at the front door or access to the side gates through to the shed.

From the moment you enter the home there is a sense of character, style and class with the engineered oak flooring which flows throughout the home giving the wooden feel under toe the first thing that greets you .

Off the entry we have the cosy whiskey room with federation green walls and stylish, black custom-built cabinetry the space to sit and unwind at the end of a long day or sit and read on a Sunday afternoon. (please note the wood fire is currently capped)

4 2 2

FOR SALE
Offers Over $1,299,000

VIEW
Sat 14th Nov @ 9:00AM - 9:30AM

AGENTS
Rachel Ned MacLeod-Paterson
0488 556 452
rachel.ned@ljhsouthwest.com.au

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.

The flow of the home leads you to the Kitchen which is the Pi de resistance, the heart and hub of the home, lovingly renovated with light green, glass splash back, huge white custom built soft closing draws both on the bench, island bench and above giving ultimate storage, which also integrates the dishwasher giving the seamless finish. The sink over looks the back garden what a view and soaks in that natural light.
The cool white stone bench tops and gold finishings make the breakfast bar the prime spot to sit and enjoy a cup of tea and look out to the gardens. The scullery is both functional and very well designed with above cabinets and below big soft closing draws, lots of bench space and room for all the appliances.
The appliances finishes the kitchen with a 900ml induction cook top, 900ml oven and seamless range hood, it really is a chef dream.

The home offers fully ducted , reverse cycle air-conditioning giving you relief in the summer months, while the dining area offers a wood heater to warm the heart in winter, adjacent the family theatre room with double sliding doors and a separate pa access to the passage for the home movie nights .

The laundry seconds as a great mud room to flick of the boots after a hard day in the garden and shed, it even has the doggie door to boot.

The outdoors is a wonderland of garden, sheds and entertaining opportunities.

The back veranda overlooks the whole garden and shelters the back of the home through the summer months, The tiered garden leads you to a 6x9 pavilion overlooking the garden with a bar, power, water and offers the ultimate barbecue setting for family and guests.
The studio shack is a small elevated room perfect for a planting room or a small art studio.
The fire pit, old rusty truck, cluckington house for the chooks and the winter stream that connect to an all year round pond adds to the country homely feel of the property.

The last but definitely not the least is the sheds
Shed 1: The shed to top all sheds, 22 x 12, 6x6 awning, 3 phase power, 15 Amp point, water, 2 bays reinforced concrete ready for hoists, LED lighting , remote powered roller doors and a water tank pad
Shed 2: 6x4 Power and water
There is a new pad built for a tiny home or modular with parking, has water and power ready *note all additional dwellings require shire approval*
The property is to be seen and admired with all the love, time and effort put into making this a home.

Other features include:
Led Lighting throughout the home
Recently update NBN
Fully reticulated gardens and lawns

Call Ned to register your interest today

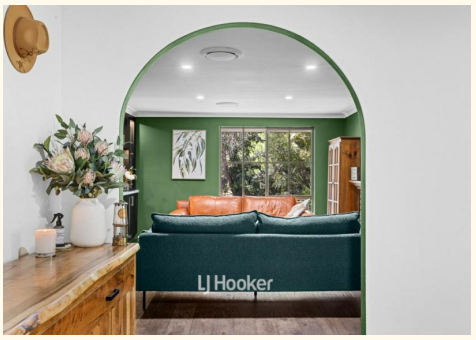
Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

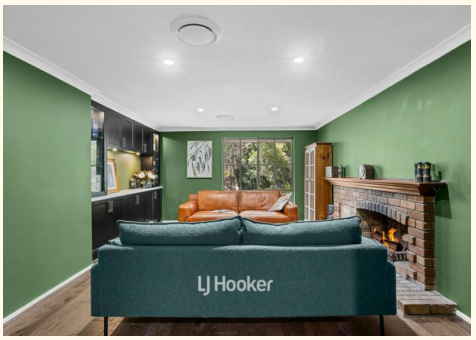
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

MORE DETAILS

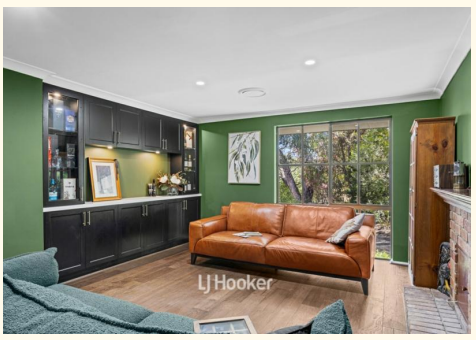
Property ID	1BM2HND
Property Type	House
House Size	210 m2
Land Area	2.49 acre
Including	Toilets (2)











Rachel Ned MacLeod-Paterson 0488 556 452
Sales Consultant â€“ Bunbury/Collie |
rachel.ned@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

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.

98 Palmer Road, Collie, WA 6225



Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are appoximate and are for illustrative purposes olnly

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.