



9A Crampton Street, Collie

3 1 1

Perfect lock and leave

The perfect opportunity awaits you with this double brick and tile 3 bedroom unit, in a small complex of four with no strata fees. Set in a cul-de-sac street with low traffic flow and views across to the community garden. This unit would make the perfect lock and leave for those wanting to downsize without compromising on luxurious living with all the hardwork down for you to move in and enjoy!

WHY BUY ME:

- Double brick with tile roof
- New kitchen area features ample draw space, dishwasher, rangehood, tinted window, under bench electric oven and electric hotplates with vinyl planking underfoot
- Dining area with ceiling fan, curtains and vinyl planking underfoot
- Lounge area with ceiling fan, cozy log fire, RC Airconditioning and carpet underfoot
- Large laundry with single wash trough
- Queen size master suite with ceiling fan, vertical blinds, sliding door access to front porch, BIR and carpet underfoot
- 1 Double size minor bedroom with ceiling fan, vertical blinds, BIR and carpet underfoot
- 1 Double size minor bedroom with ceiling fan, vertical blinds and carpet underfoot
- New bathroom features vanity, walk in shower and heating light

FOR SALE
\$359,000

AGENTS

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AGENCY

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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.



- Automatic roller shutters throughout the home
- Electric hot water system
- Outdoor paved alfresco area
- Garden shed
- Low maintenance front and rear yards
- Cul-de-sac location

Land Rates: Approx \$1740.00 p.a.
 Water Rates: Approx \$1,564.13 p.a.
 Floor Size: 104m²
 Year Built: 1982

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	18P7HND
Property Type	Unit
House Size	104 m ²
Land Area	104 m ²

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