



2/17 Moira Road, Collie

## Charming, Comfortable And Convenient




Don't miss this beautifully presented three-bedroom, two-bathroom home at 2/17 Moira Road, Collie. Recently updated with modern finishes and fresh neutral tones throughout, it offers a low-maintenance, easy-living lifestyle in a quiet, convenient location just minutes from the town centre, schools, cafes and parks.

Enjoy a light-filled open-plan living area, a modern chefs kitchen with quality appliances including a pyrolytic oven, and a king-size master suite with built-in robes and ensuite. Outside, the paved patio and low-maintenance yard make entertaining effortless.

This property is perfectly suited to a wide variety of buyers wanting a stylish, easy-care lifestyle in a convenient Collie location.

WHY BUY ME:

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**  
Offers Over \$499,000

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

 **LJ Hooker**

- Modern kitchen with quality appliances & pyrolytic electric oven
- Open-plan living with R/C air-conditioning & ceiling fan
- King-size master suite with A/C, ceiling fan & 4-door robe
- Brand-new ensuite with separate W/C & heating lighting
- Two additional bedrooms with BIRs, ceiling fans & tinted windows
- New main bathroom with bath, shower & heating light
- Walk-in linen cupboard or optional study space
- Freshly painted inside & out
- New floating flooring throughout
- Paved patio & low-maintenance yard
- Roller door access to rear
- Security screens and doors
- 5KW Solar panels
- New gas hot water system
- Double insulation in ceiling , wall insulation

Strata Fees: Approx: \$353 Per quarter

Land Rates: Approx \$1,679.00 p.a

Water Rates: Approx \$1,463.00 p.a

Block Size: 368m<sup>2</sup>

Zoning: R25

Year Built: 2011

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	192AHND
Property Type	Unit
House Size	135 m <sup>2</sup>
Land Area	368 m <sup>2</sup>
Including	Toilets (2)

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