



22 Atkinson Street South, COLLIE, WA 6225

Opportunity Knocks-Act Fast

Welcome to an exciting opportunity packed with potential! This spacious 4-bedroom, 1-bathroom home, set on a massive 1237sqm block, offers the perfect blank canvas for renovators, investors, or families dreaming of building their forever home. With solid bones, high ceilings, jarrah floorboards, and expansive rooms, this property is just waiting for a new owner to transform it into something special.

Step into the large lounge room, featuring a wood fireplace for cozy winter evenings and a reverse cycle air conditioner for year-round comfort. The spacious kitchen and dining area offers a gas cooktop and oven, complemented by a charming woodfired metal stove-adding a rustic touch that ties in beautifully with the home's vintage character.

The four bedrooms are generously sized, with the fourth bedroom perfectly positioned to serve as a study or playroom if desired. The bathroom offers a solid base for renovations, while the laundry and back porch area provide extra space to expand or modernize.

But the real star of the show is outside-a sprawling backyard with endless possibilities. The massive block is fully fenced with side access, providing plenty of space to extend,

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 300P177080

SALE DETAILS

Offers Over \$329,000

CONTACT DETAILS

Collie

80 Forrest Street
Collie, WA

Matt Blackford

0405 919 121

build a pool, or create a beautiful garden oasis (STCA). For those needing workspace, the large workshop with double roller door car access and concrete floor ticks all the boxes. Plus, the covered alfresco area offers the perfect spot for outdoor entertaining.

Key Features:

- Huge 1237sqm block perfect for renovations, extensions, or new builds
- 4 spacious bedrooms with versatile fourth room
- Large lounge with wood fireplace and reverse cycle air conditioning
- High ceilings and original jarrah floorboards
- Spacious kitchen with gas cooktop, oven, and woodfired metal stove
- Large workshop with double roller door access and concrete floor
- Fully fenced yard with side access and endless potential
- Covered alfresco area for outdoor relaxation and entertaining

Location Highlights:

- Close to multiple parks and ovals-perfect for family fun and outdoor activities
- Enjoy peaceful walks along the nearby Collie River footpath
- Minutes from the renowned local golf course, loved by players across the state
- A short drive to Minningup Pool Reserve - ideal for swimming, picnics, and relaxing in nature

This is your chance to secure a rare gem with incredible potential. Whether you're ready to renovate, build, or simply invest in a prime location, this property is a must-see. Don't miss your chance to snap up this area opportunity! Call Matt Blackford today on 0405 919 121 and schedule your viewing today!

Property Features

- 4 Bedroom, 1 Bathroom
- Jarrah Floorboards & High Ceilings
- Wood fire place and Reverse Cycle Air Conditioning
- Large Double Car Access Workshop
- Massive Open Block

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence,

including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision

Other features: Close to Schools, Heating, High Clearance

- Land Area 1,237.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2
- Floorboards





