



## 16 Vernon Street, COLLIE, WA 6225

### Enter the Property Market with This Gem

Looking to enter the property market or grow your investment portfolio? This well-presented 3 bedroom, 1 bathroom brick and tile home offers space, functionality, and convenience all in one.

Perfectly positioned within walking distance to the local primary school, hospital, and oval, this property is an opportunity not to be missed.

#### Property Features:

- Open plan lounge, dining & functional kitchen
- Huge 71m<sup>2</sup> (approx.) decked entertaining area with lawn space & retained surrounds
- Side gate access with gravel driveway through to a large workshop
- Ample yard space for future additions or improvements
- Set on a generous 1142m<sup>2</sup> (approx.) block with low-maintenance gardens

**TYPE:** For Sale

**INTERNET ID:** 300P186380

#### SALE DETAILS

**Offers Over \$479,000**

#### CONTACT DETAILS

**Collie**

80 Forrest Street  
Collie, WA

**Clint Swallow**

0412 034 726

This home ticks all the boxes for families, first home buyers, or investors. With plenty of room both inside and out, plus a fantastic outdoor entertaining area, you can move straight in or add further value over time.

For your private viewing, contact Clint Swallow on 0412 034 726 today. Don't hesitate, this one won't last!

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

- Land Area 1,142.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2









