



## 55 Clifton Street, COLLIE, WA 6225

### Smart Start for First-Time Buyers or a Brilliant Investment Opportunity

Discover a home that combines space, comfort, and convenience on a generous 1012sqm block. Whether you're a first-time home buyer or seeking an investment with a great size yard, then this property ticks all the boxes.

#### Why You'll Love It:

- **Expansive Backyard:** Room for kids to play, pets to roam, or future additions.
- **Rear Access & Workshop:** Large shed with double car access, ideal for vehicles, hobbies, or storage.
- **Entertainment-Ready Spaces:** Standalone games room with air conditioning, plus an outdoor entertaining area perfect for BBQs and family gatherings.
- **Flexible Areas:** Two generous bedrooms, a master with built-in wardrobe and ceiling fan, and a study/activity room that adapts to your needs. The stand-alone games room could also be a dream teenage retreat.
- **Polished floorboards** through the master, lounge and kitchen area.

**TYPE:** For Sale

**INTERNET ID:** 300P189201

#### SALE DETAILS

**Offers Over \$480,000**

#### CONTACT DETAILS

**Collie**  
80 Forrest Street  
Collie, WA

**Clint Swallow**  
0412 034 726

- Air conditioning in lounge and wood fireplace
- Back lane access to shed and yard
- Single car access garage at the front
- Garden sheds for extra storage

This is more than just a home, it's a versatile lifestyle opportunity, offering room for outdoor entertainment. Don't miss your chance to secure this unique property!

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: Heating

- Land Area 1,012.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1





