



## 23 Jones Street, COLLIE, WA 6225

### Charming Cottage with Character & Space

Step inside this delightful cottage-style home and feel the warmth and charm from the moment you arrive. As you enter, beautiful timber French doors separate the front hallway from the main living area, adding a touch of classic character and elegance. With timber hardwood floors, generous rooms, two living areas and excellent outdoor facilities, this property offers a comfortable lifestyle with plenty of space to live, relax, and work.

Perfect for families, first-home buyers as this home combines charm, practicality, and a large block in a convenient Collie location close to schools, shops, and transport.

#### Inside the Home

- Timber French doors from the entry hallway to the main living area
- Lounge room with exposed timber floors with wood fireplace
- Four bedrooms
- Separate study

**TYPE:** For Sale

**INTERNET ID:** 300P191695

#### SALE DETAILS

**Offers Over \$519,000**

#### CONTACT DETAILS

**Collie**  
80 Forrest Street  
Collie, WA

**Clint Swallow**  
0412 034 726

- Semi ensuite/main bathroom
- Functional kitchen with a generous number of cupboards and bench space
- Dishwasher
- Laundry room has a shower and basin
- Step down second living room off the dining area, separated with wooden French doors

#### Outside the Home

- Timber rear deck and patio â## closed in, perfect for cooler weather entertaining
- 2 Rainwater tanks
- Car lean-to in front of workshop
- 6mx6m (approx) workshop
- Large block with low-maintenance gardens & veggie garden and green house
- Chicken pens and bird pens
- Solar Pannels
- Garden sheds
- Fully fenced, double lockable gates- side access straight to the workshop.

Call Clint Swallow for a private viewing 0412 034 726 E: clint.swallow@elders.com.au

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 961.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2





