



## 5 Swan Avenue, COLLIE, WA 6225

### Solid Home with Space, Comfort and Future Potential

Positioned in a well-regarded pocket of Collie, 5 Swan Avenue presents a solid brick home offering immediate comfort with scope to enhance and add value over time.

Inside, the home features a functional split-level design with a spacious sunken lounge at the front, complete with a wood fire for cosy winter evenings and supported by reverse cycle air conditioning for year-round comfort. Adjacent, a separate dining area connects seamlessly to the kitchen, which includes gas cooking and practical workspace for everyday living.

Step outside to a decked alfresco area overlooking a generous backyard a blank canvas with ample space for a large shed, garden expansion or outdoor entertaining improvements.

Accommodation includes three well-proportioned bedrooms, all fitted with built-in robes. The layout is practical for family living, with the bathroom, laundry and toilet all positioned separately, and the laundry offering direct access to the backyard.

This is a home that delivers both liveability and opportunity ideal for buyers looking to

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**TYPE:** For Sale

**INTERNET ID:** 300P195566

**SALE DETAILS**

**Offers Over \$519,000**

**CONTACT DETAILS**

**Collie**

80 Forrest Street  
Collie, WA

**Ashleigh Pianta**  
0447 007 426

move in comfortably while planning future cosmetic updates or extensions.

#### Property Features

- Drive-through lock-up garage
- Spacious backyard with excellent potential
- 3 good sized bedrooms with BIR'S
- Functional kitchen area
- Formal dining and sunken lounge room

**\*\*OPEN FOR INSPECTION SATURDAY 2ND OF MAY FROM 11.00AM UNTIL 12.00PM\*\***

Email Ashleigh Pianta to register your interest [Ashleigh.Pianta@elders.com.au](mailto:Ashleigh.Pianta@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 700.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1





