

**19 Wellington Bouelvard, Collie, WA 6225**



**House For Sale**

Friday, 17 May 2024

19 Wellington Bouelvard, Collie, WA 6225

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Mitch Davidson  
0408910337



Emily Chappell  
0447340344

**\$449,000**

This lovely low maintenance 3 bedroom, 2 bathroom home is situated in a lovely elevated position in Wellington Heights. Very low maintenance and set up to lock and leave while you explore lovely bushwalks, rivers and trails that our town has on offer. Don't miss the opportunity to make this beautiful home your own. Call today for a private inspection. WHY BUY ME:- Tiled entry into lounge area with Manual roller shutter to window and venetian blind- King size master bedroom with WIR, manual roller shutter, carpet, RC Aircon and Ensuite with shower, vanity and WC- Queen size second bedroom with RC Aircon, curtains, BIR and laminate floor- Double size third bedroom with BIR, curtains and laminate floor- Tiled family/dining room with cassette RC Aircon, cosy log fire, sliding door to patio- Kitchen features gas cooktop and electric over, double sink, plenty of cupboard space and lovely views from kitchen window- Formal dining area/study activity room - Laundry with single wash trough, linen cupboard and separate WC- Main bathroom has separate shower and bath and vanity- Large outdoor patio area with blinds, rainwater tank and access from carport- Concrete side driveway to rear yard- Powered workshop with Lean to- Wood/garden shed- Instant gas hot water system- Good fencing- Ample parking for a boat or caravan For more information contact Mitch Davidson or Emily Chappell, your Local Collie region specialists TODAY on 0408910337 or 0447340344. Land Rates: Approx. \$2,161.60 p.a. Water Rates: Approx. \$1,525.99 p.a. Land Size: 800m2 Build Year: 1994