

**40 Evans Street, Collie, WA 6225**



**Sold House**

Sunday, 24 March 2024

40 Evans Street, Collie, WA 6225

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1485 m2**

**Type: House**



Mitch Davidson  
0408910337



Emily Chappell  
0447340344

**\$365,000**

This lovely 3 bedroom, 1 bathroom brick and tile home on a massive 1485m<sup>2</sup> has loads of potential! With a blank canvas backyard to play or expand and ideal location close to the hospital and Fairview primary school, this property is an opportunity not to be missed. Call today for your private inspection

**Why Buy Me:-**

- Queen size master bedroom with ceiling fan and automatic roller shutters
- Double size minor bedrooms with rollers shutters to 3rd bedroom
- Tiled living area off the kitchen
- Sunken formal lounge with exposed beams, roller shutters, tinted windows and sliding door to front porch
- Formal dining
- Log fire
- Reverse cycle air conditioning
- Kitchen features gas cooktop and oven, pantry and breakfast bar
- Main bathroom features vanity, bath & shower
- Paved patio
- Solar panels
- Plenty of space to park the caravan
- Rear access to backyard through carport
- One owner first time to market

For more information contact Mitch Davidson or Emily Chappell, your Local Collie region specialists TODAY on 0408910337 or 0447340344.

Land Rates: Approx. \$1,789.85 p.a. Water Rates: Approx. \$1,525.99 p.a. Land Size: 1485m<sup>2</sup> Build Year: 1976