

**49 Simpson Street, Collie, WA 6225**

**House For Sale**

Tuesday, 26 March 2024



49 Simpson Street, Collie, WA 6225

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1257 m2**

**Type: House**



Daniel Cole

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## Offers Over \$325,000

Located in a beautiful part of town, close to everything you could need, comes this beautifully presented 2 bedroom, 1 bathroom home on a large 1,257m<sup>2</sup> block. Featuring a gorgeous concrete path that meanders through the gardens from front to back, the lawns and gardens have been maintained meticulously. The home itself features 2 bedrooms (one with retreat/nursery) large enough for queen size beds comfortably, along with a spacious front lounge room and separate kitchen/dining spaces. Down the side of the home is also a large, powered shed/garage with attached carport space, with plenty of room in the expansive back yard to add further structures\*. **PROPERTY FEATURES INCLUDE:**

- Large front lounge room with ceiling fan and air conditioning
- Queen Size main bedroom off the living space with wood floors and high ceilings
- Functional kitchen and dining space central to the home
- Second bedroom with retreat/nursery space
- Large powered shed/workshop with attached carport
- Beautiful backyard space with large patio for entertaining
- Huge blank canvas space at the back of the block, perfect for a large garden or more shed space

**LOCATED NEARBY:**

- Flynn Park - Across the road
- Collie Hospital - 300m
- Fairview Primary School - 900m
- St Brigid's School - 1.4km
- Collie Central Shopping Centre - 1.5km
- Collie Golf Club - 3.8km

Contact exclusive selling agent Daniel Cole on 0408 920 749 for more information.\*subject to the usual shire approval processes.