

# 148 Collingwood Road, Collingwood Park, WA 6330

## House For Sale

Tuesday, 2 July 2024

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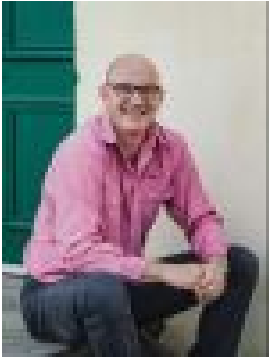
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 824 m2**

**Type: House**



Blair Scott

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## Offers above \$385,000

First home buyers, investors, and even retirees will absolutely love this solid brick home with excellent character, on a great generous block in a top central location. With jarrah floors, high ceilings, and tons of natural light, the home has a wonderful feel. The large 824sqm lot leaves plenty of room for kids and pets, and current configuration with deck, lawn, and veggie area can be easily modified to create your perfect garden. A single carport is complimented by a 6x6m powered shed with single roller door, so you can park here and have a workshop or storage, and an additional external 6m by 4m games room is perfect for kids and adults alike. Located close to shops and the hospital, an easy drive to town, and near the beach, this is a fabulous and useful location that puts everything you need at your fingertips. There is a great park just up the road, and a cycle track that takes you and the kids safely and easily to the Beach for a dip, or to hook up with the Mids to Emu Point cycle way for further exploration. This solid home is eminently serviceable as-is, but also has scope to further improve, make your mark, and add your own value.

- 1970 built brick and iron home, solid!
- Jarrah floors and pitched ceilings with abundant natural light
- Large open-plan kitchen, dining, lounge, configure however you like
- Spacious laundry, and big bathroom with shower and bath
- Queen size master with single/double family bedrooms
- Covered deck at rear, overlooking garden
- Super 824sqm lot with big back yard. Lawns, veggie area, great lemon tree!
- 6m by 6m powered shed with single roller door, workshop and storage space
- 6m by 4m games or activity room, fabulous for kids or partying
- Garden shed with concrete floor, single drive-through carport
- Health Campus and Spencer Park shops very close by, easy drive to town
- Park and beach accessible on foot or by bike
- Expected rent return \$460-\$490pw

This is a ripper property ready to go. Yes it could do with a touch up here and there, but this is your chance to do a bit of superficial work and create a home that is exactly what you want. Anyone who has lived in this area knows how brilliant it is to be so close to everything you need. If you like the beach, you can access a paved cycleway further down Collingwood Rd that takes you straight to Mids via Griffiths St; this also joins the beachside cycle path so you can continue to Middleton Beach or Emu Point for a coffee or a feed. The golf course is just down the road, and you can take the kids for a stroll to the park. For your private inspection or more information please contact Blair Scott on 0459 024 026.