



10 Pine Court, Collie

## Snap It Up Before It's Sold!

Set within a neat and well-maintained unit complex in a quiet pocket of Collie, this solid double brick and tile unit offers comfort, practicality and low-maintenance living ideal for downsizers or savvy investors.

Inside, the home presents a functional and well-thought-out floorplan designed for comfortable living, with a generous open-plan kitchen and dining area positioned at the heart of the home, creating a practical and welcoming space for daily life and entertaining.

### WHY BUY ME:

- Kitchen features breakfast bar, corner pantry and gas stovetop
- Open plan dining area with tile log fire
- Lounge room with reverse cycle air-conditioning and carpet underfoot
- Laundry with single wash trough and sliding door to back yard
- Queen size master bedroom with walk in robe and carpet underfoot
- Two double size minor bedrooms with carpet underfoot
- Semi ensuite with vanity, shower and separate W/C
- Garden shed
- Gas hot water system
- Single carport with roller door

Seize the chance to make this delightful property your own and

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### FOR SALE

Offers Over \$439,000

### AGENTS

Mitch Davidson

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



experience all that Collie has to offer. Act now to secure your future in this thriving suburb!

Buyers please note that this property is currently tenanted for \$375 p/w on a periodic lease.

Land Rates: Approx - \$1,838.50 p.a  
Water Rates: Approx - \$1,603.19 p.a  
Block Size: 308m2  
Zoning: R50  
Year Built: 1989

Disclaimer: whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## MORE DETAILS

|               |         |
|---------------|---------|
| Property ID   | 1AC3HND |
| Property Type | House   |
| House Size    | 108 m2  |
| Land Area     | 308 m2  |

### Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |  
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### Emily Chappell 0447 340 344

Buyers Representative for Mitch Davidson & Collie |  
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