



Collie, 20 Medic Street

Live in or lease out

2 1 0

Perfectly positioned just minutes from the Collie CBD, this character-filled home sits on a spacious 1,012m² block and is ready to welcome its next chapter. Ideal for investors, developers, or those with a vision to build their dream home, this property offers flexibility, location, and opportunity in equal measure.

The existing residence provides immediate comfort and functionality - whether you choose to move in, rent it out, or hold while planning future development. The expansive land size and R30 zoning make this an exceptional offering in one of Collie's most tightly held areas.

WHY BUY ME:

- Spacious 1,012m² block
- Functional kitchen with electric cooktop, classic wood oven, and lino flooring
- Open dining and living area with reverse cycle A/C and jarrah floorboards
- Combined laundry and main bathroom featuring shower, vanity and W/C
- Double size bedroom with reverse cycle A/C and jarrah floorboards underfoot

For Sale
Please Call

View
ljhooker.com.au/181PHND

Contact
Mitch Davidson
0408 910 337
mitch.davidson@ljhsouthwest.com.au

Emily Chappell
0447 340 344
emily.chappell@ljhsouthwest.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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(08) 9791 6880

- Double size bedroom with jarrah floorboards underfoot
- Convenient rear access to the property
- Workshop with roller door access
- Energy-efficient solar panels
- Front verandah

For further information or to arrange a viewing, call Mitch Davidson or Emily Chappell - Collie's trusted real estate professionals - on 0408 910 337 or 0447 340 344.

Land Rates: Approx \$1852.80 p.a.

Water Rates: Approx \$1,564.13 p.a

Block Size: 1012m2

Year Built: 1928

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 About this Property

| | |
|----------------------|---------|
| Property ID | 181PHND |
| Property Type | House |
| House Size | 72 m2 |
| Land Area | 1012 m2 |

Mitch Davidson 0408 910 337

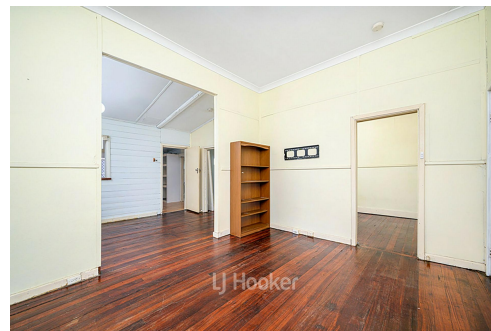
Licensed Sales Agent / Branch Manager - Collie |
mitch.davidson@ljhsouthwest.com.au

Emily Chappell 0447 340 344

Buyers Representative for Mitch Davidson | Emily.chappell@ljhsouthwest.com.au

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130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



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