



25 Medic Street, Collie

Location, Location!




Positioned in a convenient location close to the heart of town, this practical fibro residence presents an excellent opportunity for buyers seeking comfort, space, and future potential.

Inside, the home offers a functional kitchen equipped with a free-standing electric stove, ample pantry storage, and easy-care lino flooring, providing a practical hub for everyday living.

The comfortable lounge room features soft carpet underfoot, a decorative ceiling centrepiece, roller blinds, and a cosy log fire - creating a warm and inviting space to relax during the cooler months.

Adjacent to the living area is a dedicated dining room, complete with carpet flooring, air conditioning, and roller blinds, offering the perfect setting for family meals or entertaining guests.

The home also includes a functional laundry fitted with a single wash trough and the added convenience of a separate W/C.

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FOR SALE

\$415,000

AGENTS

Mitch Davidson

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AGENCY

LJ Hooker Property South West WA

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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.



Accommodation is well proportioned, featuring a generous king-size master suite with carpet, roller blinds, and a convenient dressing room, while the spacious second king size bedroom also offers comfortable proportions with carpet and roller blinds. The main bathroom is well appointed with a shower and bath combination, vanity, and heat light for added comfort. Additional features include an electric hot water system ensuring efficient day-to-day living. Outside, the property offers convenient rear access, enhancing accessibility and practicality. An open-ended shed provides excellent space for hobbies, storage, or a workshop. The expansive backyard offers a blank canvas with exciting subdivision potential (subject to relevant approvals), presenting an appealing opportunity for investors or future development. Ideally positioned close to the town centre, the home enjoys easy access to local shops, services, and everyday amenities. This property represents a fantastic opportunity to secure a well-located home with space, practicality, and future potential.

This property is currently tenanted to the end of June, with the rent currently being \$400pw.

Land Rates: Approx - \$1,838.50 p.a
Water Rates: Approx - \$1,603.19 p.a
Block Size: 1,012m²
Zoning: R30
Year Built: 1915

Call Mich Davidson 0408 910 337 or Emily Chappell 0447 340 344

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 19Y7HND
Property Type House
House Size 94 m2
Land Area 1012 m2

Mitch Davidson 0408 910 337

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