



33 Elouera Street, Collie

## Invest or Nest in Collie

Set in a convenient pocket of Collie, directly opposite natural bushland, this solid brick home presents an excellent opportunity for first home buyers, families or savvy investors looking to enter today's market and secure value with potential.

Currently leased until the end of May at \$485 per week, this cozy home offers three well-sized bedrooms, comfortable living with a functional layout and exceptional convenience, just moments from schools, shops and everyday amenities.

### WHY BUY ME:

- Kitchen area features breakfast bar, pantry, exhaust fan and gas stove top
- Open dining area with vertical blinds and wood look lino underfoot
- Lounge area with vertical blinds, double French glass door access, log fire, reverse cycle air conditioning and carpet underfoot
- Good size laundry with single wash trough
- One queen size minor bedroom with vertical blinds, curtains and carpet underfoot
- Two double size minor bedrooms with vertical blinds and carpet underfoot
- Main bathroom features corner vanity, bath and shower
- Instant gas hot water system

3  1  1 

### FOR SALE

Please Call

### AGENTS

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Emily Chappell  
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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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.



- Outdoor patio area
- Wood and garden sheds
- Side access to property
- Front porch area

Land Rates: Approx - \$1,956.31 p.a  
 Water Rates: Approx - \$1,603.19 p.a  
 Block Size: 728m2  
 Zoning: R15  
 Year Built: 1977

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	1ACSHND
Property Type	House
House Size	105 m2
Land Area	728 m2

### Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |  
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