



43 Wylam Road, Collie

Attention First Home Buyers and Investors!

Set on a generous 835m² block, 43 Wylam Road offers an exciting opportunity for first home buyers, savvy investors, and developers alike. Whether you're ready to move straight in, renovate and add value, or explore the property's development potential this versatile home ticks all the boxes.

With three bedrooms and a central bathroom, this well-presented residence is ideal for small families, couples, or those seeking a solid investment.

WHY BUY ME:

- Open plan dining and kitchen area with exhaust fan, gas stove top and ample storage
- Lounge room with ceiling fan, reverse cycle air-conditioning and
- Laundry with single wash trough and separate W/C
- Main bedroom with ceiling fan and vertical blinds
- Minor bedroom reverse cycle air-conditioning and vertical blinds
- Minor bedroom with vertical blinds
- Main bathroom with vanity and S/B combo
- Floating floorboards throughout majority of the property
- Gas hot water system
- Elevated decked rear patio

3 1 2

FOR SALE

Offers Over \$359,000

AGENTS

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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.



- Paved back patio area
- Workshop with PA door and double sliding door entry
- Side access to the property
- Multiple fruit trees

This is a fantastic opportunity don't miss your chance —enquire today to arrange a private viewing!

Land Rates: Approx \$1912.82 p.a.
 Water Rates: Approx \$1,564.13 p.a.
 Block Size: 835m2
 Zoning: R15
 Year Built: 1976

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	185MHND
Property Type	House
House Size	89 m2
Land Area	835 m2

Mitch Davidson 0408 910 337

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