

## Collie, A, B, C & D/10 Ash Mews

### INVESTORS TAKE NOTE!

4 2 2

These large four bedroom, two bathroom family size homes, situated in Wellington Heights are big and can be sold as a total package or as separate homes.

Individual Home Sale Prices: House Size Lot Price

A/Lot 1 176m2 331m2 Offers From \$399k (UNDER OFFER)

B/Lot 2 177m2 341m2 From \$399k (UNDER OFFER)

C/Lot 3 180m2 346m2 From \$399k (UNDER OFFER)

D/Lot 4 192m2 412m2 From \$399k (UNDER OFFER)

Unit 1 —Periodic however vacating as of 18th March 2024 - \$470.00 per week (UNDER OFFER)

Unit 2 —Exp 7/7/24 - \$470.00 per week (UNDER OFFER)

Unit 3 —Exp 3/1/25 - \$500.00 per week (UNDER OFFER)

Unit 4 - Exp 26/6/24 - \$480.00 per week (UNDER OFFER)

#### For Sale

Offers Over \$399,000 per Unit

#### View

[ljhooker.com.au/15FNHND](http://ljhooker.com.au/15FNHND)

#### Contact

**Mitch Davidson**

0408 910 337

[mitch.davidson@ljhsouthwest.com.au](mailto:mitch.davidson@ljhsouthwest.com.au)

**Emily Chappell**

0447 340 344

[Emily.chappell@ljhsouthwest.com.au](mailto:Emily.chappell@ljhsouthwest.com.au)



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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

Features for these lovely homes include:

- Spacious open plan kitchen, dining & living
- Beautiful timber laminate flooring flows throughout
- The large reverse cycle air conditioners are perfect for maintaining warmth in winter and cool in summer.
- Modern kitchen include; a large stainless steel fan-forced oven, gas hot plates, a stainless steel dishwasher and a large pantry cupboard.
- The master bedroom has a large walk in wardrobe and his & hers hand basins in the bathroom-ensuite.
- The guest rooms have built in mirrored wardrobes and share the second bathroom that has a separate bath and shower.
- Hot water runs off a combination of gas hot-water or Heat pump.
- These energy efficient homes are lit up throughout by modern, very low-cost LED lighting.
- The double garage has an extra storage component.
- There is a large decked alfresco patio, making it perfect for entertaining.
- Each home has easy care gardens containing Astro Turf lawns and terraced reticulated garden beds.
- There is also an array of fruit trees including apricots, nectarines, peaches and berries. The Magnolia trees also give off a lovely, perfumed scent.

The whole complex is generally secure and fully fenced. There are no current strata fees with all units owned by the Seller, however, if units are sold separately, strata fees may apply. The opportunity to own a whole strata complex does not come along very often and this one will likely attract some early interest.

- \* Please note the images showing are from Unit 10D Ash Mews, Collie
- \* Please note Unit A, C & D are now under offer

For more information contact Mitch Davidson or Emily Chappell, your Local Collie region specialists TODAY on 0408910337 or 0447340344.

## More About this Property

Property ID	15FNHND
Property Type	House
Including	Toilets (2)

**Mitch Davidson 0408 910 337**

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

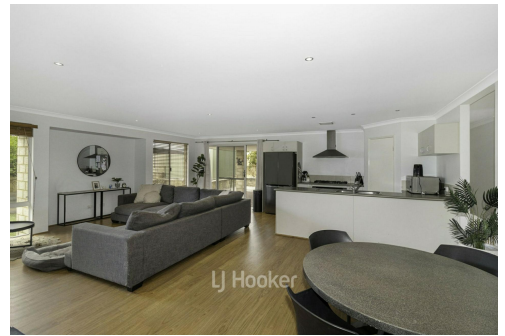
**Emily Chappell 0447 340 344**

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

**LJ Hooker Property South West WA (08) 9791 6880**

130 Victoria Street, BUNBURY WA 6230

southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



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10D ASH MEWS, COLLIE WA 6225  
OFFERED BY: MITCH DAVIDSON

0408 910 337  
mitch.davidson@ljhsouthwest.com.au



\*\*\*PREPARED FOR THE EXCLUSIVE USE OF MITCH DAVIDSON, LJ HOOKER SOUTH WEST. MEASUREMENTS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY\*\*\*

FLOOR	FINISHED	
	M <sup>2</sup>	
TOTAL	226 M <sup>2</sup>	

VISION PITCH



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