

## Collie, 1 / 8 Ash Mews

Ready To Invest Or Move In

Take advantage of a unique opportunity to secure a property in the peaceful and highly desirable cul-de-sac location of Wellington Heights. This charming stand-alone brick and iron unit is perfectly suited for those seeking comfort and convenience. It makes an outstanding opportunity for retirees, investors and or anyone seeking a blend of tranquil living. Currently leased until August 2025.

This home boasts a welcoming open-plan living area that effortlessly blends space and functionality. It offers three generously sized bedrooms, each thoughtfully designed with built-in robes and one walk-in closet, providing ample storage and everyday convenience. Adding to its appeal is a well-appointed main bathroom, designed to deliver both practicality and comfort, ensuring it meets the needs of every household member.

### WHY BUY ME:

-Kitchen area featuring dishwasher, under bench electric oven and electric hot plates



**For Sale**  
\$379,000

**View**  
[ljhooker.com.au/16QRHND](http://ljhooker.com.au/16QRHND)

**Contact**  
**Mitch Davidson**  
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**Emily Chappell**  
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**LJ Hooker Property South West WA**  
**(08) 9791 6880**

**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.

- Lounge area with vertical blinds and tiles underfoot
- Open plan lounge room and dining area
- Queen size master suite with walk in robe, vertical blinds and carpet underfoot
- Ensuite with corner vanity, shower, W/C and heating light
- Two double size minor bedrooms with built in robes, vertical blinds and carpet underfoot
- Main bathroom with shower, bath, vanity and heat light
- Laundry area with separate linen cupboard and single wash trough
- Electric Hot Water System
- Paved alfresco area
- Storeroom off carport
- Security screens
- Good fencing

Act fast opportunities like this are truly rare! For more information, contact Mitch Davidson or Emily Chappell, your trusted Collie region specialists, today at 0408 910 337 or 0447 340 344.

Land Rates: \$1,897.14

Water Rates: \$1,564.13

Land Size: 274m2

Build Year: 2007

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

<b>Property ID</b>	16QRHND
<b>Property Type</b>	Unit
<b>Land Area</b>	274 m <sup>2</sup>

### Mitch Davidson 0408 910 337

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

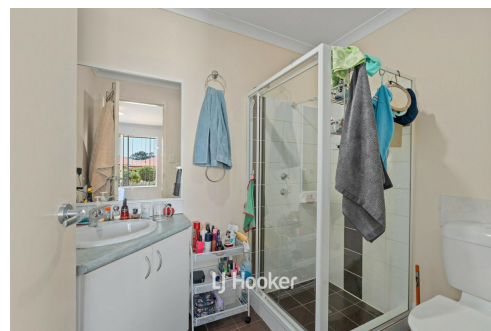
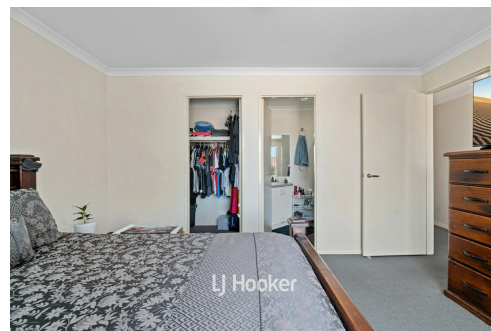
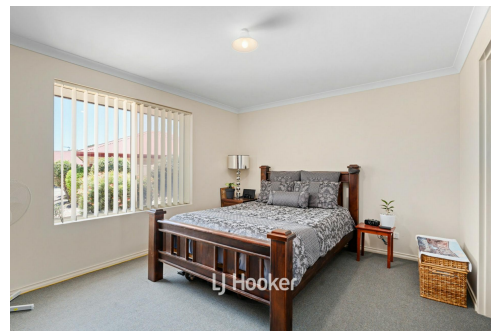
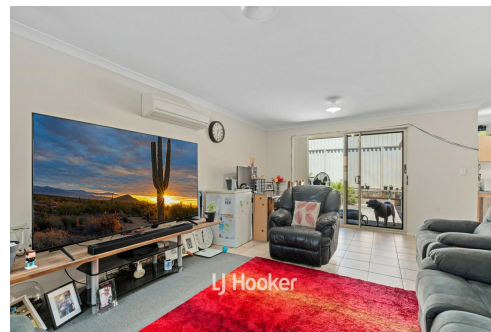
### Emily Chappell 0447 340 344

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

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# UNIT 1, 8 ASH MEWS, COLLIE



**TOTAL: 103 m<sup>2</sup>**  
FLOOR 1: 103 m<sup>2</sup>  
EXCLUDED AREAS: CARPORT: 35 m<sup>2</sup>, STORAGE: 4 m<sup>2</sup>  
MEASUREMENTS ARE CALCULATED USING ADVANCED TECHNOLOGY BY EVENTUALLY CREATIVE. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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