






10/224-226 Steere Street North, Collie

2  1  1 

## Calling ALL Investors!

This neat and tidy 2 bedroom, 1 bathroom two storey unit is the perfect addition to your investment portfolio, already tenanted until May 2027 at \$420 per week, offering immediate rental return for the savvy buyer.

Positioned within a close knit complex, this charming unit combines low maintenance living with unique outdoor spaces and plenty of character.

Upstairs, both generously sized bedrooms are fitted with split system reverse cycle air-conditioning and each enjoy their own private balcony, creating a lovely indoor-outdoor feel while capturing peaceful views of the distant hills. The functional bathroom is also conveniently located upstairs.

Downstairs welcomes you with a private front courtyard secured by a high security gate, ideal for outdoor dining, morning coffee, or simply enjoying your own peaceful retreat. The semi renovated kitchen blends modern updates with a retro vibe, featuring an electric cooktop, electric oven, rangehood, and plenty of cupboard space for practical everyday living.

The cosy lounge room is complete with split system reverse cycle air-

**FOR SALE**

Please Call

**AGENTS**

Rachel Ned MacLeod-Paterson

0488 556 452

rachel.ned@ljhsouthwest.com.au

**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.

 **LJ Hooker**

conditioning and even includes a handy under stair storage space fondly known as the "Harry Potter closet!"

What truly sets this unit apart is the generously sized rear courtyard, offering a large paved entertaining area perfect for a firepit, outdoor lounge, or weekend gatherings.

Additional features include:

- Single garage right next door with roller door access
- Large complex carpark with ample visitor parking
- No carpet throughout —ideal for allergy sufferers
- Low maintenance lock and leave lifestyle
- Secure long term tenant already in place

Located in the charming town of Collie, you'll enjoy a more relaxed lifestyle with all the conveniences of town living, surrounded by natural beauty and a strong sense of community.

NOTE: This property is available by booked inspection only.

Investment opportunities like this don't last long!

Call Ned today to register your interest.

Please Register in Propps: <https://prop.ps//lxemQuqzJcxa>

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

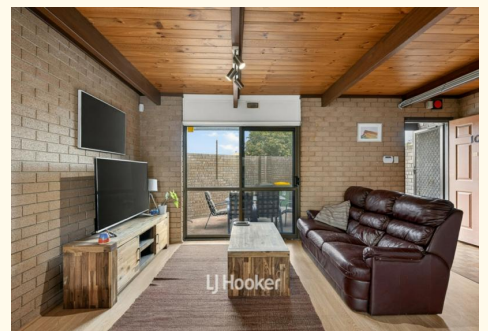
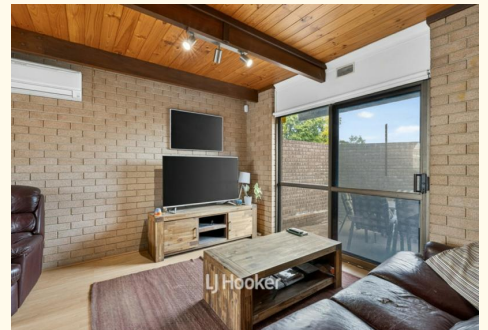
Property ID	1AB8HND
Property Type	Unit
House Size	80 m2
Land Area	100 m2
Including	Toilets (1)

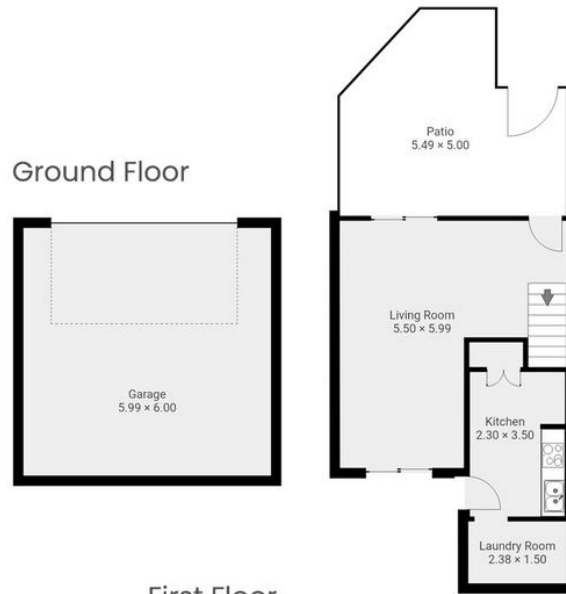
**Rachel Ned MacLeod-Paterson 0488 556 452**

Sales Consultant â€“ Bunbury/Collie |  
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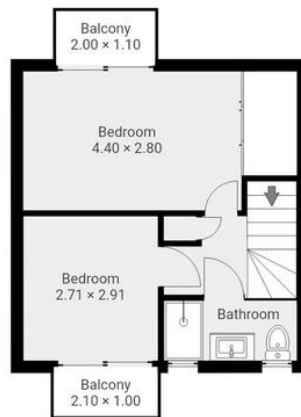
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First Floor



Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and are for illustrative purposes only