



Usher, 20 Coote Place

Low-Maintenance Living Near Beach & Schools —High Return, Endless Potential

Positioned on an elevated block in a quiet cul-de-sac, this well-maintained 3-bedroom, 1-bathroom brick-and-tile home presents the ideal entry point for first-time buyers or investors looking for stable returns and strong long-term potential. Currently tenanted at \$550 per week until September 2025, the property provides immediate income with minimal upkeep.

Recent kitchen renovations, two light-filled living zones, and a huge gabled patio offer broad appeal to tenants and owner-occupiers alike. Add to that a powered shed and proximity to schools, medical facilities, and the coast, and this property becomes a high-value investment in lifestyle and location.

FEATURES:

- Brick & tile home



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.

SOLD



For Sale
Offers Over \$549,000

View
ljhooker.com.au/17S9HND

Contact
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Milan Kokir
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LJ Hooker Property South West WA
(08) 9791 6880

- Open plan kitchen, dining & living
- Renovated kitchen
- Spacious semi ensuite
- Large paved gabled patio area
- 6m X 3m powered shed
- Elevated block
- Quiet Cul-de-sac street

NEARBY:

- Approximately 500m to Usher Medical Centre and Pharmacy*
- Approximately 800m to St Joseph's Catholic Primary School*

Currently tenanted until 11/9/2025 at \$550 per week

Council Rates: \$2395.25*

Water Rates: \$1,281.53*

Approximate only *

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing and make this house your home sweet home!

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

Property ID	17S9HND
Property Type	House
Land Area	683 m2

James O'Neill 0451 309 029

Sales Consultant | james.oneill@ljhsouthwest.com.au

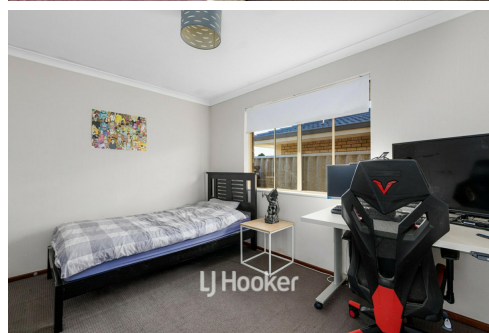
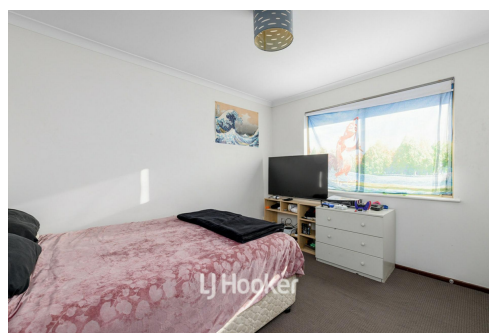
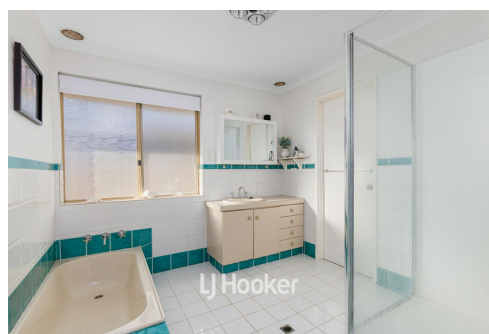
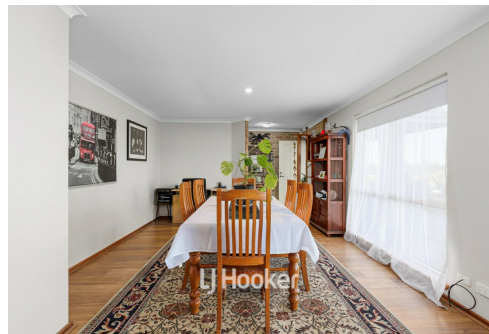
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