



## 20 Jacaranda Loop, COLLIE, WA 6225

### Income from Day One! Investors Dream Home

Step into the heart of Collie's newer estate and discover a home that's already working hard for you. Built in 2011, this modern brick-and-tile residence is surrounded by bushland outlooks and quality neighbours, setting the tone for a smart, long-term investment.

From the street, the home presents with a wide frontage, double garage, and side access leading all the way to a large, powered workshop, a dream feature for tenants who value extra storage and space. The secure fencing and generous 815sqm block provide room for kids, pets, or simply low-maintenance outdoor living.

Inside, you'll find a layout designed for family living. The master suite sits at the front, complete with double walk-in robes, an ensuite, and split-system air conditioning. Each additional bedroom is double-sized with built-in storage, ensuring long-term tenant appeal.

Moving through, the home opens into a spacious, light-filled hub: the open-plan living, dining, and kitchen area. Here, a wood fire keeps winters cosy, while a split-system air conditioner ensures summer comfort. The kitchen is a standout, with stainless steel appliances, a large oven, gas cooktop, rangehood, and double pantry, everything

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**TYPE:** For Sale

**INTERNET ID:** 300P184615

#### SALE DETAILS

**Offers Over \$599,000**

#### CONTACT DETAILS

**Collie**

80 Forrest Street  
Collie, WA

**Matt Blackford**  
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tenants look for in a functional family home.

There's also a separate theatre room, perfect for movie nights or kids' play, giving the property that extra flexibility modern families demand.

Step outside and the value continues: an expansive paved alfresco area under a pitched roof, ceiling fans, and plenty of space for entertaining. Beyond this is a well-kept yard, garden beds, and the large double-door shed, a feature few rentals can boast.

#### Investment Highlights

- Tenancy locked in until October 2029 - long-term security for investors.
- Rent: \$620 per week | \$32,240 per year.
- At a \$600,000 purchase price, that's an approx. 5.37% gross rental yield.
- Modern 2011 build in a newer subdivision with bush surrounds.
- 4 bedrooms, 2 bathrooms + theatre room.
- Double garage, side access, powered shed.
- Large alfresco entertaining area.
- 815sqm block with secure fencing.

#### The Investor's Advantage

Opportunities like this don't come often - a modern home with strong family appeal, backed by a fixed long-term lease until 2029. This set-and-forget investment is perfect for those seeking a reliable income stream in a high-demand rental market.

With a solid tenant in place, all the work has been done for you. Sit back, collect the returns, and watch your investment grow in one of WA's most affordable and fast-evolving regional markets.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering

into an offer and should not rely on the photos or text in this advertising in making a purchasing decision

Other features: Close to Schools, Close to Shops, Heating, Openable Windows

- Land Area 815.00 square metres
- Building Area: 172.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite







