

**10 Mintern Court, Thornlie, WA 6108**

**CENTURY 21**

**Sold House**

Thursday, 22 February 2024

10 Mintern Court, Thornlie, WA 6108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 685 m2**

**Type: House**



**Danny Sharrett**

0894932221

**\$538,888**

Embark on a new chapter of your life with this remarkable property that seamlessly blends family comfort with practicality! Nestled in a tranquil cul-de-sac, this solid 3-bedroom, 1-bathroom brick and tile residence offers the best of both worlds. Perfectly suited for active families, this home boasts a serene ambiance and ample opportunities for kids to burn off energy with Thornlie Park practically on your back fence and easy access to the sporting clubs and facilities that this great amenity provides. But that's not all – for those with a passion for cars or a trade that allows them to work for themselves. basically for those with a purpose for a versatile workshop space, this property is a dream come true! Imagine having a solid brick workshop at your disposal, complete with 3-phase power and drive-through access from the front of the property. With an adjoining carport providing undercover workspace, you can tinker away on projects rain or shine, all while keeping an eye on the kids playing in the backyard. Step inside to discover a light-filled living area adorned with full-length windows, offering views of the front gardens that await your personal touch. While the gardens may need some TLC, they present an exciting opportunity for you to unleash your creativity and create your own oasis. The practical kitchen provides overhead and under bench storage, while the adjacent meals area leads to an enclosed sunroom at the rear – a versatile space perfect for a home gym, studio, or playroom for the kids. Retreat to the quiet sanctuary of the bedrooms, each featuring plush carpeting and ceiling fans for added comfort. Conveniently located within walking distance to Thornlie Primary School and just moments from local amenities, including Thornlie Square and Leisure World, this property offers the ideal blend of tranquillity and convenience. Plus, with easy access to Roe and Albany Highways and nearby Cannington, Maddington and Kenwick retail precincts, everything you need is within reach. Whether you're a growing family in search of a peaceful retreat or a car enthusiast seeking the perfect workshop, this property caters to your every need. This is a unique opportunity that you're not going to want to miss!

**FEATURES:**

- \* Light-filled living area with easy care floor tiles.
- \* Practical kitchen providing some great storage options.
- \* Casual meals adjoining the kitchen.
- \* Enclosed sunroom off the rear of the home – ideal as a home gym, studio and toy room.
- \* Carpeted bedrooms; each with ceiling fans.
- \* Space saving bathroom featuring a practical shower over the bath.
- \* Laundry positioned off the kitchen.
- \* Ducted evaporative air conditioning throughout.
- \* Alarm system for added peace of mind.
- \* Double carport adjoining the patio, creating a spacious covered area for outdoor living.
- \* Brick workshop complete with 3-phase power.
- \* Enough space in the workshop to park 2 cars.
- \* Drive through access from the front yard via double gates.
- \* Short fence around the front of the home offering some privacy to the yard and home.
- \* Good-sized backyard with scope to bring on the lawn or design a garden oasis.

For more information and inspection times contact: Agent: Danny Sharrett Mobile: 0421 088 467

**PROPERTY INFORMATION**

Council Rates: \$422.50 per qtr  
Water Rates: \$260.83 per qtr  
Block Size: 685sqm  
Zoning: R17.5  
Build Year: 1977  
Dwelling Type: House  
Floor Plan: Not Available

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