

**12 Kellar Way, Thornlie, WA 6108**

**CENTURY 21**

**Sold House**

Thursday, 5 October 2023

12 Kellar Way, Thornlie, WA 6108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 694 m2**

**Type: House**



Josh Brockhurst  
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**\$540,000**

Are you ready to step into the property market and find your perfect family haven? Look no further! This 3-bedroom, 1-bathroom gem in Thornlie is an absolute treasure waiting for you. From the moment you set foot inside, you'll be captivated by the modern and inviting atmosphere. This move-in-ready home is beautifully presented from start to finish, with all the big-ticket items already updated, making it perfect for families and first-time buyers alike. But what sets this home apart from the rest is the incredible freestanding, powered shed in the backyard. This 6m x 9m beauty comes with drive-through access granted from the side of the property through double gates at the front of the carport; making it a perfect spot for your hobbies or to store your vehicles. Twin roller doors allow for easy access, and there's even space left over for a workshop! And that's not all – there's also a single carport and a separate garden shed, ensuring you have all the storage space you need. Inside, the home boasts a light-filled lounge/dining room overlooking the front gardens. Wood-look floors add a touch of warmth, while a split system air conditioner keeps the temperature just right all year round. The modern kitchen, illuminated by natural light from a skylight, offers a well-thought-out layout with ample storage, twin sinks, and stainless-steel appliances. You'll love the enclosed patio at the back, which can easily be transformed into a games room, home gym, or studio. The timber-look floors extend through this space, and numerous windows provide stunning views of the backyard. The bedrooms offer comfortable accommodation with new carpet and ceiling fans. The master bedroom is a real treat, complete with a split system air conditioner and built-in robe. The bedrooms are serviced by a central bathroom featuring a contemporary design with a twin shower and a large vanity with double basins. Step outside into a large patio which extends down one side of the home, featuring extra height and mesmerising string lighting that turns the alfresco living space into a magical entertaining area after dark. The patio overlooks a spacious backyard and a lush green lawn, perfect for children and pets to enjoy.

**FEATURES:**

- \* New floor coverings throughout.
- \* Contemporary LED lighting.
- \* 6m x 9m powered workshop with twin roller doors.
- \* Drive through access through the rear of the carport to the workshop.
- \* Tastefully enclosed patio off the rear of the house could double as a games room.
- \* Light-filled lounge/dining with front garden views.
- \* Modern kitchen offering plenty of storage and stainless-steel appliances.
- \* Comfortable bedrooms, each enjoying a ceiling fan.
- \* Built-in robes available in bedrooms 1 and 2.
- \* Contemporary bathroom featuring a twin shower and dual hand basins.
- \* Updated laundry complete with built-in storage and a dishwasher.
- \* Split system air conditioning to the lounge and master bedroom.
- \* Impressive patio alfresco enjoying extra height and beautiful string lighting.
- \* Single carport set behind a double gate.
- \* Separate garden shed for extra storage.
- \* Garden bore connected to automatic reticulation for the gardens.

This home's location is ideal, with Yale Primary School within walking distance and easy access to both Nicholson and Spencer Roads. You have your choice of shopping at Spencer Village, Thornlie Square, or Forest Lakes Shopping Centres, and public transport is just a stone's throw away. Whether you're an investor, owner-occupier, or a first-time buyer looking for an affordable dream home, this property ticks all the boxes. Don't miss out on this incredible opportunity! For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

**PROPERTY INFORMATION**

Council Rates: \$422.50 per qtr  
Water Rates: \$255.79 per qtr  
Block Size: 694sqm  
Living Area: 111sqm approx.  
Zoning: R17.5  
Build Year: 1977  
Dwelling Type: House  
Floor Plan: Not Available

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