

**35 Pionner Drive, Thornlie, WA 6108**

**House For Sale**

Tuesday, 2 January 2024

**Harcourts**

35 Pionner Drive, Thornlie, WA 6108

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



Peter Padovan

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## FROM \$619,000

Situated on a generous 680m<sup>2</sup> block in the thriving and very family oriented suburb of Thornlie. With 3 expansive and adjoining living areas, 4 bedrooms – all with robes and ceiling fans, a well appointed kitchen with ample storage options, 2 bathrooms and a laundry. A wrap around paved patio with plenty of room for outdoor living and entertaining, a powered workshop ("man cave") and plenty of lawned, paved and covered areas for children and pets to securely play. Filled with natural light from the many large windows, the home exudes a very appealing, light, bright and airy ambience. The property is well maintained, while the home is very neat and tidy throughout and is 'Move In Ready' just as it is. With no extra investment required, 35 Pioneer Drive would make an ideal 'First Home Buyers' home or upgrade for growing families looking for more space. Alternatively, it would also represent a very prudent and profitable addition to any investment portfolio. A current rental appraisal is available on request. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features: - Power Workshop (approx 6m x 6m) - NEW colour bond fencing to 1 side and the back - Roof has been restored and painted - NEW storage gas hot water system - Security doors to all exit doors and most windows – 1 security shutter - Automatic Reticulation with a new "Holman EzyOne" retic controller Features of the Home: - Enter through double security doors and wooden doors with leadlight features to the foyer - Lounge/Dining - this expansive area features hardwood floors and includes a gas point, TV point, split reverse-cycle air-con and skylight. The L shaped area overlooks and opens to the side patio and overlooks the rear patio - Family/Meals/Games - are open plan to the kitchen and overlook the rear patio and the back lawned area. The family and meals area feature a gas heater and ceiling fan. The adjoining games room features a built in bar with mirror backed glass shelving, bar fridge recess and ample cabinetry, preparation space and raised bar shelf. - Master Bedroom - is placed at the front of the home overlooking the front gardens and features genuine hardwood floors, a generous walk in robe and ceiling fan - Ensuite - includes a vanity with extra storage which is open to the bedroom and a separate doored shower and WC room - Bedrooms 2, 3 + 4 - are located in the family wing of the home. They all feature robes and ceiling fans. 1 includes a security shutter - Family Bathroom - includes a separate shower, bath and vanity with storage - Laundry - opens to the side of the home and includes a linen cupboard and separate WC Outdoor Features: Front: - Garage - double garage with auto door - Access - there is side access to the rear - Parking - driveway parking for a van and multiple vehicles - Garden - lawned area with garden beds featuring trees and waterwise shrubs and plants Rear: - Patio - L shaped paved patio across the side and partially along the rear. There is a raised border garden to the side with very waterwise and hardy shrubs and plants. - Workshop - is an app 5m x 5m colour bond structure with concrete floor and fluoro lighting - Garden - a lawned area and extra paving – perfect for children and pets to play securely within full view of the kitchen and living areas. - Small garden shed Locations: 35 Pioneer Drive is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions - Periwinkles Learning + Childcare Centre - 2 minute drive - Goodstart Early Learning Huntingdale. - 4 minute drive - Djinda Dreaming Education Huntingdale - 3 minute drive - South Thornlie Primary School-K-6 - 5 minute drive - Sacred Heart Primary School-PP-6 - 3 minute drive - Huntingdale Primary School-K-6 - 5 minute drive - Thornlie Senior High School-7-12 - 4 minute drive - Alta-1 College Huntingdale Campus - 4 minute drive - South Metropolitan Tafe Thornlie - 3 minute drive - Spud Shed - 6 minute drive - Forrest Lakes Shopping Centre - 4 minute drive - Thornlie Square Shopping Centre - 6 minute drive - Southern River Tavern - 5 minute drive - Crusader Drive Reserve - 2 minute drive - Crestwood Community Pool - 5 minute drive Given its very convenient location, expansive multiple living areas, workshop and wraparound patio and outdoor living and entertaining areas, it is clear that 35 Pioneer Drive will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 35 Pioneer Drive at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own' You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.