

**38 Kestrel Way, Thornlie, WA 6108**

**CENTURY 21**

**House For Sale**

Friday, 26 January 2024

**38 Kestrel Way, Thornlie, WA 6108**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 689 m2**

**Type: House**



Josh Brockhurst  
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## EXPRESS SALE

Welcome to your new family haven in the heart of Thornlie! This delightful 4-bedroom, 1-bathroom home is tucked away in a serene Thornlie pocket, just moments away from local reserves and the convenience of Forest Lakes Forum. Perfect for families seeking space and relaxation, this home boasts a spacious backyard, complete with an inviting saltwater pool and an enormous gabled patio – the ultimate spot for summer BBQs and warm evening gatherings. The sizable lawn is just right for a game of bocce or two. Step inside, and you'll find a beautifully presented home with modern wood-look floors flowing seamlessly through the living areas and bedrooms. Ideal for growing families, the two separate living areas provide practicality and convenience, each connected to the kitchen. The kitchen, centrally positioned with views across the patio to the below-ground pool, is perfect for keeping an eye on the family while preparing daily meals. The bedrooms offer comfortable retreats, each featuring access to a sliding mirrored robe. A practical bathroom with a separate bath and shower ensures convenience for the whole family. The toilet, accessible from the laundry, adds an extra layer of practicality to this brilliant home.

**FEATURES:**

- \* Open plan kitchen, family and dining with seamless connection to the alfresco living.
- \* Separate formal lounge and dining with easy access to the kitchen.
- \* Light-filled kitchen boasting modern appliances and views to the backyard and patio.
- \* Modern, wood-look floors throughout the bedrooms and living areas.
- \* Sliding mirrored robes available in all bedrooms.
- \* Ceiling fans can be enjoyed in 2 bedrooms.
- \* Practical bathroom offering a separate bath and shower plus a large vanity.
- \* Well-appointed laundry complete with built in storage and door to the backyard.
- \* Toilet is accessible from the laundry.
- \* Ducted evaporative air conditioning throughout.
- \* Gas point for heating available in the family room.
- \* Generous, gabled patio, extensively paved with views across the backyard.
- \* Lovely lawn area surrounded by an established garden bed.
- \* Freestanding garden shed, ideal for storage.
- \* Refreshing below ground swimming pool, salt chlorinated.
- \* Single garage set under the main roof.
- \* Plenty of additional parking in the wide driveway.
- \* Solar hot water system with an electric booster.

This is not just a house; it's a warm and welcoming space for families to spread out, relax, and create lasting memories. If you're looking for a spacious haven with all the comforts for a growing family, your search ends here. Don't miss the chance to make this your perfect home sweet home!

For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

**PROPERTY INFORMATION**

Council Rates: \$489.00 per qtr  
Water Rates: \$298.28 per qtr  
Block Size: 689sqm  
Living Area: 157sqm approx.  
Zoning: R17.5  
Build Year: 1979  
Dwelling Type: House  
Floor Plan: Not Available

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