

4 Larkspur Place, Thornlie, WA 6108

CENTURY 21

House For Sale

Saturday, 11 November 2023

4 Larkspur Place, Thornlie, WA 6108

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 710 m2

Type: House



Josh Brockhurst

EXPRESS SALE

On the lookout for the perfect home sweet home! Nestled in the ever popular, Forest Lakes Estate, this 4-bedroom, 2-bathroom gem is the ultimate address for summer-loving families with a backyard that you'll never want to leave! Step inside, and you'll find a home that's not just a place to live but a space to grow and enjoy. With multiple living areas, including a formal lounge and an open-plan casual living space, there's room for everyone to spread out and do their thing. The kitchen? Oh, it's not just a kitchen; it's the heart of the home! Picture yourself whipping up delicious meals in this contemporary kitchen, complete with a dishwasher, brand-new Beko stove, and a handy breakfast bar for those quick morning bites. The master bedroom even comes with a private ensuite, and guess what? The vanity has been recently upgraded, just to add that touch of contemporary charm. Now, let's talk bedrooms—spacious sanctuaries for every member of the family, each with easy access to ample storage. The master bedroom is a real winner—it's got its own private ensuite, perfect for those early morning rush hours. And on those warm nights when you need a breeze but don't want to turn on the A/C, we've got you covered with a ceiling fan that's a practical option for these occasions. Step into the backyard, and you'll discover a paradise for active families. A below-ground pool awaits, surrounded by low-maintenance garden beds and an effective overhead shade cloth, making those summer splashes even more refreshing. And that MASSIVE gabled patio? Perfect for hosting outdoor gatherings and family BBQs that will hold everyone in space and comfort! The backyard boasts a delightful selection of fruit trees, including juicy mangoes, sweet loquats, and zesty lemons, providing a tasty treat for those moments when the kids are busy playing in the pool and a healthy snack is within arm's reach. The front yard proudly features an apple tree, adding an extra layer of charm to this already enticing property. Imagine the joy of picking fresh fruit straight from your own trees – a delicious bonus to complement the vibrant lifestyle this home offers.

FEATURES:

- Welcoming formal lounge illuminated with modern downlights.
- Carefree open plan living merging the kitchen with the family and dining rooms.
- Modern kitchen enjoying the use of a dishwasher, breakfast bar and new Beko stove.
- Relaxing master suite complete with recessed wall, robe and tidy ensuite.
- Good-sized secondary bedrooms offering timber-look floors and storage.
- Ceiling fans installed in all the bedrooms plus the lounge and games rooms.
- Ducted evaporative air conditioning.
- Separate, in-wall air conditioner in the living area.
- 2 Gas bayonet points for heating.
- Electric roller shutters across the front windows.
- Manual roller shutters over the rear family room and 2 back bedrooms.
- Family bathroom complete with a separate bath and shower.
- Hard wearing slate floors through the entry hall and into the open plan living.
- New vanity installed in the ensuite and new trough installed in the laundry.
- Generous, gabled patio alfresco adjoining the double carport.
- Low maintenance backyard offering synthetic turf for easy upkeep.
- Garden bore reticulating the front yard and garden beds in the backyard.
- Inviting below ground pool set beneath a shade sail for superior summer comfort.
- Large garden shed, ideal for storage.
- 4,000 litre rainwater storage tank.
- 8 Solar panels to help wind down your energy bills.

Tucked away in a quiet cul-de-sac with a convenient walkway linking you to Towncentre and Kurrajong Drives. Forrest Lakes Shopping Centre is practically around the corner (600m walk, to be exact), and Forest Crescent is a short 800m stroll away. Thornlie High School? Just a quick 1.4km jaunt down Ovens Road. For the commuters in the family, fear not! Bus stops along Forest Lakes and Towncentre Drives will whisk you away to the Train Station just 3.7 km away. We know the Thornlie and Armadale train lines will be "offline" for upgrades for a while, but the proximity of this property will be handy once everything's back up and running again. Are you ready to make this house your home? For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

PROPERTY INFORMATION

Council Rates: \$531.25 per qtr
Water Rates: \$321.15 per qtr
Block Size: 710sqm
Living Area: 200sqm approx.
Zoning: R17.5
Build Year: 1995
 Dwelling Type: House
Floor Plan: Not Available

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