

**47A Thornlie Avenue, Thornlie, WA 6108**



**House For Sale**

Wednesday, 17 April 2024

47A Thornlie Avenue, Thornlie, WA 6108

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Area: 395 m2**

**Type: House**



Peggy-Lee Pickard  
0893983000

**From \$459,000**

Nestled at 47a Thornlie Avenue, Thornlie, this property presents an exceptional opportunity for both homeowners and investors alike. Boasting a great layout, this residence features three bedrooms alongside a versatile lounge area, which has been converted into an additional bedroom to accommodate diverse living needs. Upon entry, you'll find a welcoming lounge area, perfect for relaxation or entertainment. The adjoining kitchen/family room offers a seamless flow, creating an ideal space for gatherings and everyday living. A well-appointed bathroom and separate toilet enhance convenience for occupants. Equipped with a gas hot water system, three reverse cycle air conditioning units, and a 6.6kw solar panel with a 5kw inverter, ensuring comfort and efficiency year-round. The added security of three installed cameras provides peace of mind. Outdoor living is elevated with verandahs at both the front and back of the house, offering spaces to unwind or entertain alfresco. A substantial carport accommodates up to six vehicles in tandem, catering to the needs of larger households or those with multiple vehicles. Situated in a prime location, residents will appreciate the convenience of amenities nearby. A newly renovated lawn bowl club and playground are situated across the road, while a bus stop beside the house offers easy access to transportation. Thornlie Square, leisure centre, and library are all just a minute's drive away, providing ample options for recreation and leisure. For commuters, Thornlie station is a mere five minutes' drive, with Maddington Central reachable in seven minutes. Additionally, the future development of the Metronet Thornlie-Cockburn Link promises enhanced connectivity and accessibility for residents. Enjoy the convenience of Carousel Shopping Mall just a 10-minute drive away, while the CBD is easily accessible within 30 minutes. Whether you're seeking a comfortable family home or an astute investment opportunity, this property ticks all the boxes. Currently tenanted until the end of June, it presents an opportunity for immediate rental income or the option to move in sooner. Don't miss out on this rare find in Thornlie's vibrant community. This property is sold on an "as is" basis. Buyers are advised to conduct thorough inspections before purchase. The seller makes no warranties regarding the property's condition. Buyers accept the property with all faults and imperfections. Professional advice is recommended. Contact Peggy Pickard on 0418 913 575 or Aimee Marland on 0449 177 158 for more information.