

**10 Dorset Place, Thornlie, WA 6108**

**CENTURY 21**

**House For Sale**

Wednesday, 3 July 2024

10 Dorset Place, Thornlie, WA 6108

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 698 m2**

**Type: House**



**Danny Sharrett**

0894932221

**From \$689,000**

Nestled towards the end of a tranquil cul-de-sac, this delightful 4-bedroom, 2-bathroom home is ready to welcome its next loving owner. For the past 40 years, it has been cherished and nurtured, and now it stands poised to offer a new family the same warmth and comfort. Positioned on a generous 698 sqm block, this home isn't just about living comfortably now—it's also about dreaming big for the future with development potential\* galore. Currently zoned R20/40 and earmarked to leap to R60/80 when the City of Gosnells release Local Planning Scheme 24, this could become a great candidate for the any astute investor's landbank. Step inside, and you'll be greeted by a cosy, spacious haven. The raised formal dining area elegantly overlooks a sunken lounge where a built-in bar beckons for evenings filled with laughter and great memories. The large kitchen is a chef's delight, boasting a 6-burner gas hot plate, a wall-mounted gas oven with an electric grill, and a dual drawer dishwasher. Adjoining the kitchen is an open-plan meals area that flows seamlessly into a peaceful living space, complete with a wall-mounted air conditioner and sliding door exit to the front courtyard. The master bedroom provides a quiet space to retreat at the end of each day, offering a three-door built-in robe and an ensuite bathroom with a toilet, vanity, and shower. Each of the light-filled, bedrooms comes with built-in robes and ceiling fans, while the fourth bedroom is queen-sized with a double door built-in robe. Practicality meets comfort with ducted evaporative air conditioning and security screens throughout for that extra peace of mind.

**FEATURES:**

- \* Positioned in a quiet cul-de-sac
- \* 4 spacious bedrooms, 2 bathrooms
- \* 698 sqm block zoned R20/40 with future potential for R60/80
- \* Raised formal dining, sunken lounge with built-in bar
- \* Large kitchen with 6-burner gas hot plate and dual drawer dishwasher
- \* Ducted evaporative air conditioning and security features
- \* Generous master bedroom with ensuite
- \* Sparkling below-ground pool with limestone-look paving
- \* Covered carport for 3 cars, bore reticulated gardens, and 18 solar panels

Outside, the charm continues. A generous patio alfresco area provides the perfect space for entertaining, with sliding door access directly from the master bedroom. Imagine summer days spent lounging by the sparkling below-ground pool, surrounded by limestone-look paving that gives a touch of elegance to every sun-soaked afternoon. The covered carport accommodates three cars (end-on-end), ensuring plenty of space for family and guests alike. Situated in a friendly neighbourhood with bore reticulated gardens and 18 solar panels to ease the power bills, this property offers a peaceful and convenient place to call home. You'll love the proximity to Spencer Village and Thornlie Train Station. It's all easily accessible on foot thanks with convenient walkways connecting Dorset Place to Southdown Place and saving you in the long run! Whether you're drawn to its development potential or its comfortable, welcoming vibe, this property offers a unique blend of practicality and possibility. Embrace the future and make this cherished home your own little slice of paradise.

For more information and inspection times contact: Agent: Danny Sharrett  
Mobile: 0421 088 467

**PROPERTY INFORMATION**  
Council Rates: \$525.00 per qtr  
Water Rates: \$308.50 per qtr  
Block Size: 698 sqm  
Zoning: R20/40  
Build Year: 1970  
Expected Approximate Rent: \$700 - \$750pwk  
Dwelling Type: House  
Floor Plan: Available\*

**DEVELOPMENT POTENTIAL:** Any reference to development potential is subject to planning and approval by relevant authorities. Potential Buyers are encouraged to make their own enquiries in relation to any intended plans for future development of this site.

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