

# 12 Embassy Court, Thornlie, WA 6108



## House For Sale

Thursday, 4 July 2024

12 Embassy Court, Thornlie, WA 6108

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 680 m2

Type: House



Gareth May

0430400664

## Buyers Over \$689,000

\*\*\*Please note the property is currently tenanted on a fixed lease until 23.10.2024\*\*\* Positioned on a large 680m<sup>2</sup> block in the heart of Thornlie we have a perfect family home offering 4 Bedrooms, 1 Bathrooms, multiple living areas and a good sized backyard! With parks, playgrounds, sporting facilities, public transport nearby and located 600m away from Forest Lakes Shopping Centre where you will find supermarkets, cafe's, dining, medical facilities. **INSIDE** • Flexible floor plan with multiple living areas, including a sunken lounge and dining as well as a separate family room. • Main bedroom is tucked away at the front of the home. The room itself is spacious featuring a walk-in robe and sparkling ensuite. • Secondary bedrooms are positioned down the rear wing of the home, bed 2 & 3 offering built in robes. • Functional kitchen with plenty of bench space, built in pantry all finished with stainless appliances including gas cooktop. • There is also a games room/activity leading of the main living area which could be used for a range of activities. • Ducted evaporative air-conditioning throughout to keep you cool on the warm summer nights. **OUTSIDE** • Opening out from the family and games is the patio, a perfect space for entertaining family and friends or celebrating those special occasions. • Kid and pet friendly grassed area out the back for kicking the footy around or playing catch with the dog. • Rear access allowing additional space for parking motorbikes, trailers and easy access to the back yard. • Good size garden sheds for extra storage. **SO MUCH, SO CLOSE** 280m - Nearest Bus Stop 700m - Expedition Drive Reserve 750m - South Thornlie Primary School 950m - Thornlie Senior High School 600m - Forest Lakes Shopping Centre \*Distances are approximate, sourced from google maps. **PROPERTY DETAILS** Land Size: 680m<sup>2</sup> Build Year: 1990 Built Area (Living): 140m<sup>2</sup> Floor Plan: Available Council Rates: \$1,142.34 Annually (Approx) Water Rates: \$1,980.23 Annually (Approx) NBN: Available **INVESTORS** Currently tenanted on a fixed lease of \$490p/w until 23.10.2024 with long term tenants. Rental Appraisal: \$650p/w **BOOK AN INSPECTION** Contact Gareth May on 0430 400 664 or gmay@attreerealestate.com.au to arrange a private inspection. **DISCLAIMER:** This document has been prepared for advertising and marketing purposes only. Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy and accept no responsibility for the results of any actions taken, or reliance placed upon this document and interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.