



3/10 Delamere Way, Camillo

## Modern Comfort with Space to Breathe

Whether you are searching for your first home or a smart addition to your investment portfolio, this comfortable three-bedroom, two-bathroom villa could be exactly what you have been waiting for.

Privately positioned at the end of the driveway, the home offers an appealing sense of space and separation from neighbouring properties. It combines modern convenience with easy-care living, making it an ideal choice for buyers seeking comfort without the ongoing maintenance of a larger property.

The kitchen overlooks the family and meals area, creating a practical and connected living space. It features a gas cooktop, rangehood, generous bench space and a built-in pantry.

A split-system air conditioner and gas bayonet provide year-round comfort, while the double remote garage includes a convenient shopper's entrance directly into the home.

Outside, the private courtyard offers a low-maintenance space to relax, entertain or enjoy the fresh air.

3 2 2

**FOR SALE**  
From \$650,000

**VIEW**  
By Appointment

**AGENTS**  
Nathan Frisina  
0431 714 375  
nathan.frisina@ljhooker.com.au

Lisa Gorey  
0415 301 457  
lisa.gorey@ljhooker.com.au

**AGENCY**  
LJ Hooker Thornlie | Canning Vale  
(08) 9459 7788

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

Property features include:

Three bedrooms

Two bathrooms

Kitchen with gas cooktop, rangehood and pantry

Generous bench and storage space

Open-plan family and meals area

Split-system air conditioning

Gas bayonet

Double remote garage with shopper's entrance

Private courtyard

Built approximately 2007

Positioned within easy reach of the Champion Lakes Regatta Centre, local shops, schools and public transport, the location delivers everyday convenience alongside strong long-term appeal.

A private, low-maintenance home offering comfort, convenience and an excellent opportunity for both owner-occupiers and investors.

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## MORE DETAILS

|               |                    |
|---------------|--------------------|
| Property ID   | 9XSHA2             |
| Property Type | Villa              |
| Land Area     | 273 m2             |
| Including     | Ensuite            |
|               | Air Conditioning   |
|               | Courtyard          |
|               | Close to Schools   |
|               | Close to Shops     |
|               | Close to Transport |

**Nathan Frisina 0431 714 375**

Director | Licensee | [nathan.frisina@ljhooker.com.au](mailto:nathan.frisina@ljhooker.com.au)

**Lisa Gorey 0415 301 457**

Personal Assistant & Sales Representative |

[lisa.gorey@ljhooker.com.au](mailto:lisa.gorey@ljhooker.com.au)

**LJ Hooker Thornlie | Canning Vale (08) 9459 7788**

Shop 26 Thornlie Square Shopping Centre, Spencer Road,  
THORNIE WA 6108

[thornlie.ljhooker.com.au](http://thornlie.ljhooker.com.au) | [thornlie@ljhooker.com.au](mailto:thornlie@ljhooker.com.au)

