



44 Avalanche Loop, Haynes

Modern Living on an Easy-Care Block

If you've been searching for the perfect place to step onto the property ladder, this modern and low-maintenance four-bedroom, two-bathroom home could be exactly what you've been waiting for.

Designed for easy everyday living, the heart of the home is the open-plan family and meals area, complete with split-system air conditioning and plenty of space to relax or entertain.

The well-appointed kitchen features stylish feature lighting, a gas cooktop, stainless steel rangehood, fridge recess and a built-in pantry with a feature barn door, combining practicality with a stylish finish.

The spacious master bedroom offers a private retreat with its own split-system air conditioning, walk-in robe and ensuite featuring a generous shower. Ceiling fans provide added comfort throughout the home, while attic storage offers valuable additional space for keeping household items neatly tucked away.

Outside, the paved alfresco area creates an easy entertaining zone, while artificial turf to the backyard and a low-maintenance front garden mean you can spend more time enjoying your home and less time

4 2 2

FOR SALE
From \$765,000

VIEW
Sat 3rd Oct @ 11:30AM - 12:00PM

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.



maintaining it.

Set on an easy-care 313sqm block and conveniently located close to Explorer Park, Haynes Shopping Centre and local schools, this is an ideal opportunity for first home buyers, young couples or anyone seeking modern, low-maintenance living.

Features include:

- 4 bedrooms
- 2 bathrooms
- Spacious master suite with walk-in robe and ensuite
- Large ensuite shower
- Split-system air conditioning to master bedroom
- Open-plan family and meals area
- Split-system air conditioning to living area
- Kitchen with feature lighting
- Gas cooktop
- Stainless steel rangehood
- Built-in pantry with barn door
- Fridge recess
- Attic storage
- Ceiling fans
- Roller shutters
- Paved alfresco entertaining area
- Artificial turf to backyard
 - maintenance front garden
- 313sqm block
- Close to Explorer Park
- Close to Haynes Shopping Centre
- Convenient to local schools

With its modern design, practical layout, excellent storage and easy-care outdoor spaces, this home offers comfortable living in a convenient location.

- * Please note the Aerial Photos to be used as a guide only with approximate boundaries and distances.

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MORE DETAILS

Property ID	A1SHA2
Property Type	House
Land Area	313 m2
Including	Ensuite
	Air Conditioning
	Outdoor Entertaining
	Close to Schools
	Close to Shops

Nathan Frisina 0431 714 375

Director | Licensee | nathan.frisina@ljhooker.com.au

Lisa Gorey 0415 301 457

Executive Assistant | Sales Representative |

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 | thornlie@ljhooker.com.au



Overall Dimensions:

- Top: 1,000, 5,290, 11,490, 5,200
- Left: 7,590, 5,810, 5,940, 2,000, 4,800
- Right: 4,400, 4,400, 11,300, 21,190
- Bottom: 5,990, 910, 4,090, 500, 11,490

Rooms and Features:

- FAMILY:** 6x3110, GUTTER @ 26c
- MEALS:** DIAL 4630 x 7130
- STUDY NOOK:** 22x710 ORS
- ENS:** 16x710, 16x710, 10x710, INST. HWL
- WIR:** 16x710
- BED 1:** 4170 x 3450
- GARAGE:** 2 CL @ 26c, HARDIFLEX, C'ALL EXT 5990 x 5990, REMOTE SECTIONAL DOOR, PELMET
- ALFRESCO:** CL @ 26c, HARDIFLEX, 25x2410 SD
- KITCHEN:** 700w SD, 31 HEAD, UBC, PR REC, 18x1210
- BED 2:** 3630 x 2610, ROBE, CL @ 26c
- L'DRY:** 18x1210, 25x1510 SD, 12x510 PV, 18x1210, 16x1810, 15x1810
- WC:** 12x510 PV
- BATH:** 18x1210, 16x1810, 15x1810
- BED 3:** 2610 x 3070, ROBE
- BED 4:** 3630 x 2670
- ENT:** 22x1810, PCH, CL @ 26c, HARDIFLEX

Other Labels:

- SPANDREL
- APPROX. LOC'N OF RET. WALL BY DEVELOPER
- PAVED DRIVEWAY & PATH
- SITE BDRY 12.00M
- SITE BDRY 20.00M

HOUSE #/17 FLORENCE		SIGNATURES		NOTE: THIS DESIGN MAY ALTER DUE TO BCA ENERGY EFFICIENCY REQUIREMENTS (S&OS)		PROJECT NO. A19035		COMPLIANCE	
CLIENT NAME		DATE: 		DATE: 		PROJECT NO. Q19677.2 NH		D.A.P. Y	
LOT 1478 AVALANCHE LOOP, HAYNES		DATE: 		DATE: 2113		This plan is COPYRIGHTED UNDER AFFORDABLE LIVING HOMES. Reproduction of this plan is illegal without the written permission of AFFORDABLE LIVING HOMES.		COVENANTS N GUIDELINES Y	
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