




228 Partridge Street, Henley Brook

Why Build?

This beautifully presented four bedroom, two bathroom home, set on approximately 397sqm, offers the perfect blend of modern comfort and low-maintenance living. Only two years young and presenting as new, it boasts strong street appeal and easy care gardens, making it an attractive option for both homebuyers and investors.

Stepping inside, you are welcomed by timber-look flooring that flows seamlessly throughout the main living areas and bedrooms, creating a cohesive and contemporary feel. Positioned at the front of the home, the spacious master suite provides a peaceful retreat, complete with split system air conditioning, ample room for a large bed and furnishings, a generous walk-in robe, and a stylish ensuite. The ensuite features a stone vanity, glass paneled shower, striking black tapware, and the added convenience of a separate WC.

Continuing along the hallway, a shopper's entrance offers everyday practicality before opening into a spacious open plan living and dining area. Designed to accommodate the whole family, this central hub is enhanced by a large split system air conditioner and an abundance of natural light. Overlooking the space is a well-appointed kitchen, complete with a 900mm oven, gas cooktop, stone benchtops, breakfast bar, plentiful cupboard storage, and a large pantry. The adjoining laundry, conveniently located just off the kitchen, adds

4  2  2 

FOR SALE
From \$849,000

VIEW
By Appointment

AGENTS
Brian Scott
0438 333 341
brian.scott@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**

further functionality to the home's thoughtful layout.

A separate theatre room extends from the main living area, providing the perfect setting for movie nights or a quiet escape. At the rear of the home, three generously sized minor bedrooms offer comfortable accommodation, each fitted with built-in robes, while two also include split system air conditioning.

These bedrooms are serviced by a well-appointed main bathroom featuring a separate bathtub, glass-paneled shower, and a stone vanity with black tapware.

Outdoors, the property continues to impress with a spacious alfresco area ideal for entertaining, along with low-maintenance lawns and gardens that offer a safe and enjoyable space for children and pets.

Ideally positioned directly opposite Henley Brook Primary School, the home provides exceptional convenience for families, eliminating the stress of school drop-offs. With shops, parks, and public transport all just minutes away, the location further enhances its appeal.

Homes of this quality, in such a sought-after location and price range, are rarely available for long. Enquire today and contact Brian on 0438 333 341 for more information.

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MORE DETAILS

Property ID	9M1HA2
Property Type	House
Land Area	397 m2
Including	Ensuite
	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

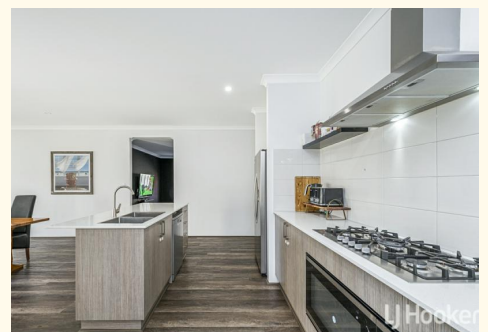
Brian Scott 0438 333 341

Sales Representative | brian.scott@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



CLIENT NOTE

DIMENSIONS RELATE TO BRICK WORK ONLY
NO ALLOWANCE IS MADE FOR PLASTER OR WALL FINISH
WHERE THESE APPLY
FIXTURES ARE DIAGRAMMATIC SIZE MAY VARY
DUE TO MANUFACTURERS SPECIFICATION

CONCRETOR/BK LAYER NOTE

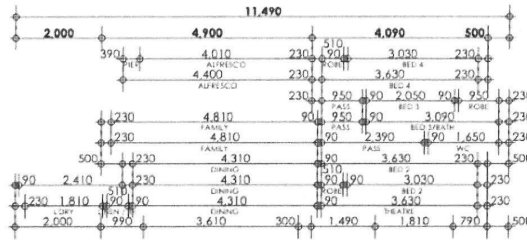
TOP OF ISOLATED PER FOOTINGS AT 40

BRICKLAYER NOTE

20 FACE BRICKWORK
RENDER TO FRONT ELEVATION ONLY
200 x 100 x 100 BRICKWORK LAY 1 TO 2000
10 COURSES OF BRICKWORK TO FOOTING
AND SLAB TO BE 20 COPIED BRICK
WALL EXPANSION JOINTS TO AS1473.2

BRICKLAYER/ WINDOW SUPPLIER NOTE

TIMBER DOOR FRAMES MARKED BY



PLUMBER NOTE

LOCATION OF FLOOR WASTES TO BE DETERMINED ON SITE AT PLUMBERS DISCRETION
LOCATION OF DOWNPIPES ARE INDICATIVE AND MAY BE CHANGED ON SITE AT PLUMBERS DISCRETION

FIXING CARPENTER NOTE

WEATHERBOARD WALLS TO INTERNAL DOORS
SHIELF & RAIL TO ROSES AT 1000, 1200, 1400
44 SHIELF TO LINING TO RE PANTRY
AT 1000, 1200, 1400, 1600, 1800, 2000

INSULATION NOTE

R11 CEILING INSULATION TO HOUSE & GARAGE

BAL - LOW

CEILING FIXER NOTE:

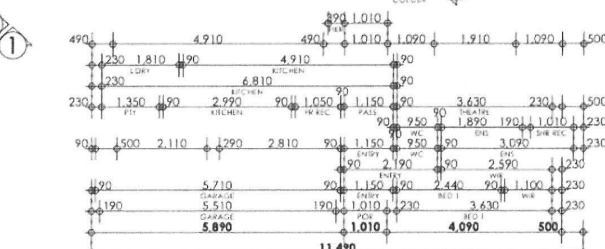
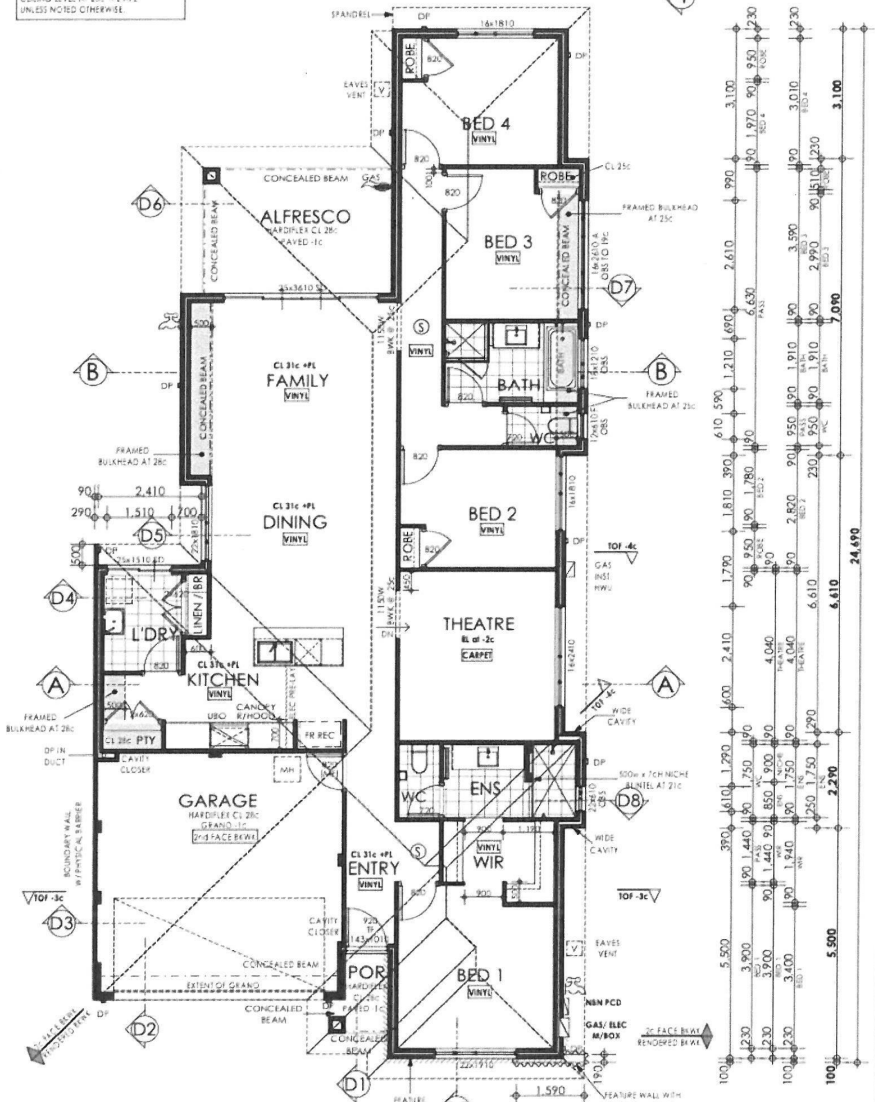
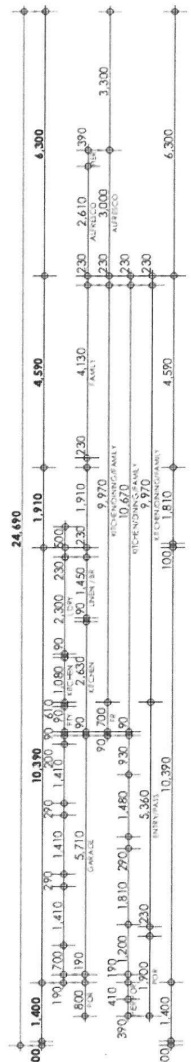
CEILING LEVEL AT 200 - PL AFFL
UNLESS NOTED OTHERWISE

ideal homes
14 LUSIN ROAD, PANGKALA, 8655
PH: 6300 2022 E: INFO@IDEALHOMES.COM.AU

PROPOSED RESIDENCE
**LOT 227 PARTRIDGE STREET,
HENLEY BROOK**
HOUSE TYPE: **REDWOOD PROMO**

DATE: 24/03/22 DRAWN BY: WOKING AB/1
17/03/22 VO: 65083 KO
19/08/22 PLIVO: 6417 KO/AE

WORKING DIMENSIONS
JOB NO: **121217**
RCA ENERGY EFFICIENCY REQUIREMENTS MAY ALTER THIS DESIGN
SCALE: 1:100
SHEET: **3 of 9**



BUILDING AREA	
HOUSE	122.52
GARAGE	34.35
ALFRESCO	11.30
TOTAL	168.17
PERIMETER	
HOUSE	174.14
ROOF AREA	242.35

FLOOR PLAN