



6 Morrell Way, Lesmurdie

A SANCTUARY OF SPACE & LIFESTYLE

Privately positioned in a tranquil, family-friendly pocket of Lesmurdie, this is more than just a home, it's a place where life slows down, spreads out, and truly comes together.

Set proudly on a 1,549 sqm (approx.) corner block and beautifully renovated, this expansive 5 bedroom, 3 bathroom, plus study, residence blends modern comfort with the charm of a relaxed hills lifestyle. From the moment the electric gate opens, you're welcomed into a world of privacy, space and possibility.

Before you even step inside, the scale sets the tone. A double lock-up garage is complemented by an expansive 7.5m x 7.8m (approx.) powered workshop, complete with a gable roof and double roller doors. There's generous parking for a boat, caravan, trailer... or all three.

Inside, warmth meets functionality. Rich Jarrah flooring anchors the sunken front lounge, while a dedicated study/home office provides the ideal work-from-home retreat. All the living areas and bedrooms enjoys its own air-conditioning, ensuring year-round comfort no matter the season.

5 3 4

FOR SALE
From \$1,850,000

VIEW
Sun 26th Apr @ 1:30PM - 2:00PM

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LJ Hooker

At the heart of the home, a spacious open-plan family and dining zone, complete with built-in shelving, flows effortlessly into a superbly appointed chef's kitchen. Stone benchtops, tiled splashbacks, sleek cabinetry, and abundant storage are complemented by premium appliances, including a 900mm Omega gas cooktop, a 900mm Westinghouse oven, and a Bosch dishwasher. Two breakfast nooks invite slow mornings and easy conversations.

The ground-floor master bedroom is a sanctuary of its own, complete with a full wall of built-ins, backyard and firepit access, and a beautifully finished ensuite with twin vanities, rain shower head, heated towel rails and heat lamps.

Alongside it, you'll find three additional well-sized bedrooms with two featuring built-in robes, ideal for kids, guests or evolving family needs. The fully renovated main bathroom features a rain shower head and separate bath, delivering both style and practicality.

Upstairs, a spacious parents' retreat offers a generous living area that flows onto a private balcony with serene treetop views. Complete with its own ensuite and fitted walk-in robe, it's an ideal space for a teen retreat or a private master suite sanctuary.

Step outside, and the home truly comes alive. An expansive pitched patio overlooks a heated below-ground pool with a waterfall feature, alongside a bubbling outdoor spa under a shade sail and surrounded by well-manicured hedges.

Entertain, unwind, celebrate. This is your own private resort. Beyond that, the grounds unfold into a true family paradise. A firepit sets the scene for cosy winter nights, while built-in play equipment keeps the kids entertained.

A hidden zone behind a magical hedge offers a quiet space for reflection. Herb gardens and a collection of fruit trees—orange, loquat, mandarin, lemon, guava, fig and peach—bring colour and life to every corner.

Additional features elevate everyday living: CCTV security, roller shutters, a 5kW solar system, two instantaneous hot water systems, and a fence enclosing it all.

And besides the peaceful setting, everything you need is just minutes away - St Brigid's College, Mazenod College, Lesmurdie Primary and Senior Schools, local shops, Ray Owen Reserve, parklands, medical facilities and the natural beauty of Lesmurdie Falls. Perth Airport and the CBD remain within easy reach.

Homes of this scale, flexibility and lifestyle rarely come to market. Once you step inside, you'll feel it. This is a home where every day feels like a getaway.

Property Features

General

Recently renovated

Split-system air-conditioning

New fence and electric front gate

Double security-door entry

CCTV security cameras

Electric/manual roller shutters to all windows

5kW solar panel system

Two instantaneous gas hot-water systems

Land & Parking

1,549sqm (approx.) corner block

Double lock-up garage with rear deck access
Massive 7.5m x 7.8m (approx.) powered workshop with gable roof & double roller doors
Ample driveway parking for boat, caravan, trailer or multiple vehicles

Living Areas

Sunken front lounge with Jarrah flooring
Home office with parquetry flooring
Open-plan family & dining area with built-in shelving
Huge upstairs games/parents retreat with balcony and elevated leafy outlook

Kitchen

Stone benchtops & tiled splashbacks
Sleek white cabinetry + extensive storage
Two breakfast nooks
900mm Omega gas cooktop
900mm Westinghouse oven
Bosch dishwasher

Bedrooms & Bathrooms

5 bedrooms | 3 bathrooms
Large downstairs master retreat with backyard access, BIRs & modern ensuite
Spacious bedrooms with two containing full-height BIRs
Oversized bedroom upstairs with ensuite + fitted walk-in robe
Fully renovated main bathroom (rain shower + separate bath)

Outdoor Features

Heated below-ground pool with waterfall feature
Bubbling outdoor spa with shade sail
Massive 106m² (approx.) pitched-patio entertaining deck
Firepit
Built-in play equipment
Herb gardens + fruit trees (orange, locat, guava, mandarin, lemon, peach)
Manicured gardens, enchanted garden & shaded side garden
Full reticulation
External storage areas

Location

Minutes to St Brigid's College, Mazenod College, Lesmurdie Primary & Senior Schools
Close to Lesmurdie IGA, Ray Owen Reserve & local parklands
Easy access to Lesmurdie Falls National Park, medical services, major roads & Perth Airport
Approx. 30 minutes to the Perth CBD

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MORE DETAILS

Property ID 9Q8HA2
Property Type House
Land Area 1549 m2
Including Ensuite
Study
Air Conditioning
Toilets (3)
Pool
Spa
Balcony
Dishwasher
Outdoor Entertaining
Workshop
Built-in-Robes
Remote Garage
Solar Panels
Close to Schools
Close to Shops

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