



80 Mills Road West, Martin

## Live the Country Lifestyle - Without Compromising Convenience

If you've been searching for the relaxed feel of country living while still enjoying easy access to everyday amenities, this property is well worth your consideration.

Set on an expansive 9,712sqm block(approx.), the home offers an outstanding opportunity to secure a substantial parcel of land in a highly convenient location. Whether your plan is to renovate and restore, extend, or build new, the true value lies in the land, and the setting.

The original residence is in need of attention but features a generous layout, providing an excellent starting point for those ready to add value and create something special.

Features include:

- 4 bedrooms
- 2 bathrooms
- Study
- Spacious lounge room

4 2 1

**FOR SALE**  
Low \$1,000,000's

### AGENTS

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

Nathan Frisina  
0431 714 375  
nathan.frisina@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.



Kitchen overlooking the living and meals area  
Jarrah floorboards  
Built-in robes to the master bedroom  
Patio area

Opportunities of this size are increasingly rare. Located close to schools, Gosnells Town Centre, public transport, and with easy access to Tonkin Highway for a straightforward commute to the airport, this property delivers the ideal balance of space, lifestyle, and convenience.

Inspect today and imagine the possibilities - properties like this are tightly held and rarely offered.

- \* Please note the Aerial Photos are for illustration purposes showing approximate boundaries.

Disclaimer: 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.

## MORE DETAILS

Property ID	9FMHA2
Property Type	House
Land Area	9712 m2
Including	Study
	Outdoor Entertaining
	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)

**Nathan Frisina 0431 714 375**

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

