

**SOLD**



## Thornlie, 12 Shelburn Road

Comfort, Convenience and Low Maintenance

If you are looking for a low maintenance home but still want space to move, this property offers the perfect balance. Set on an impressive approx 579sqm block, it provides an easy care lifestyle without sacrificing comfort.

Inside, the well designed layout includes a spacious separate lounge and a kitchen overlooking the meals area, complete with quality benchtops, ample storage, a dishwasher, rangehood, and gas cooktop. Built-in robes with mirrored sliding doors add both style and practicality.

Climate control is well covered with reverse cycle ducted air conditioning, two split system units, and ceiling fans, while gas hot water ensures efficiency. Outdoor living is just as appealing, with both an open patio and an enclosed patio, offering flexible spaces to relax or entertain.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/8PZHA2](http://ljhooker.com.au/8PZHA2)

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

**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.

Conveniently located close to schools, transport, the Leisure Centre, and Thornlie Library, this home is ideal for downsizers, investors, and first home buyers alike.

Don't miss out - act quickly to secure this fantastic opportunity.

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## More About this Property

<b>Property ID</b>	8PZHA2
<b>Property Type</b>	House
<b>Land Area</b>	579 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes

### Nathan Frisina 0431 714 375

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