



13 Mercer Place, Thornlie

## ENTERTAIN, RELAX & ENJOY THE SPACE

Perfectly positioned on a generous 696sqm approx. block and situated alongside the peaceful Ailsworth Court Reserve, this spacious family home offers multiple living areas, great outdoor entertaining, and plenty of room for the whole family to enjoy.

Inside, the home features four bedrooms and two bathrooms, including a main bedroom complete with walk-in robe, ensuite, ceiling fan, and built-in storage. Bedrooms two and three include built-in robes, while the fourth bedroom offers a handy recess area.

The formal sunken lounge and dining area creates a warm and inviting space to relax or entertain, complete with a built-in bar for those special occasions. Centrally positioned, the kitchen overlooks the family and meals area and features a built-in pantry, gas cooktop, and ample storage.

Comfort is catered for year-round with evaporative air conditioning, a gas bayonet, fresh new carpets, security screens, and a gas hot water system.

Step outside and discover a fantastic outdoor setup featuring a large patio, sparkling below-ground pool, shed, drive-through roller door

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**FOR SALE**  
From \$895,000

**VIEW**  
Sat 23rd May @ 12:30PM - 1:00PM

**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

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

access to the rear, plus additional potential side access that would be perfect for extra vehicles, trailers or boats.

Conveniently located close to schools, shops, public transport, and parklands, this home offers the lifestyle and space that growing families have been searching for.

A fantastic opportunity to secure a spacious family home in a highly convenient location.

- \* Please note the Aerial Photo is for illustration purposes showing approximate boundaries.

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## MORE DETAILS

Property ID	9S8HA2
Property Type	House
Land Area	696 m2
Including	Ensuite Outdoor Entertaining Close to Schools Close to Shops Close to Transport Pool

### Nathan Frisina 0431 714 375

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

### Lisa Gorey 0415 301 457

Personal Assistant & Sales Representative |  
[lisa.gorey@ljhooker.com.au](mailto: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](http://thornlie.ljhooker.com.au) | [thornlie@ljhooker.com.au](mailto:thornlie@ljhooker.com.au)

