



15 Hughenden Drive, Thornlie

## POTENTIAL SUBDIVISION

Set on a generous approx 870sqm block zoned R40, this large and spacious 3 bedroom home offers outstanding family living today with exciting development potential for tomorrow.

Inside, you'll find a well designed layout featuring a separate lounge for relaxed entertaining and a dedicated games room —perfect for growing families who appreciate multiple living zones and room to move.

The expansive block provides plenty of outdoor space, while also presenting a rare opportunity for future subdivision into a potential 3-unit site (subject to council and Western Australian Planning Commission approval).

Conveniently located approx 1.4 kms from Thornlie railway station and close to local shopping centres, schools and amenities, this property combines lifestyle, location and long-term investment appeal in the heart of Thornlie.

Whether you're a family looking for space, an investor seeking strong land value, or a developer exploring future possibilities, this is an opportunity not to be missed.

3  1  2 

**FOR SALE**  
From \$949,000

**AGENTS**  
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**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**

## Features

3 bedrooms, built in robes, 1 bathroom, lounge room, games room, air con, gas bayonet point, dishwasher, double carport, gas storage HWS, block size approx 870sqm, built 1968, Council Rates approx \$1,900 pa. Water Rates approx \$1,010 pa.

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## MORE DETAILS

Property ID	9HZHA2
Property Type	House
Land Area	870 m2
Including	Air Conditioning Dishwasher Built-in-Robes Close to Schools Close to Shops Close to Transport

### Tim Gladding 0411 317 210

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