



16 Empire Way, Thornlie

Inspection By Appointment Only - Spacious Family Home in Premium Location

Positioned on an approximate 680sqm block in a highly sought-after and convenient pocket of Thornlie, this beautifully presented four bedroom, two bathroom home offers an appealing combination of space, comfort and investment potential. Surrounded by well kept homes and currently leased until 10 May 2027 at $800 per week, it presents an excellent opportunity for investors seeking an immediate rental return.

From the outset, the home makes a strong impression with its attractive street presence, generous front yard and easy-care gardens. A semi-enclosed carport with a remote-controlled roller door provides convenient covered parking, while roller shutters to all bedrooms, solar panels, ducted evaporative air conditioning and five split-system air conditioners add to the home's practicality and year-round comfort.

Stepping inside, the spacious master suite is positioned to the left of the entry and offers plenty of room for a large bed and furnishings. It features a split-system air conditioner, a generous walk-in robe with

4 2 2

FOR SALE
From $939,000

VIEW
By Appointment

AGENTS
Brian Scott
0438 333 341
brian.scott@ljhooker.com.au

AGENCY
LJ Hooker Thornlie | Canning Vale
(08) 9459 7788

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quality built in cabinetry and a well-appointed ensuite complete with a large vanity, glass paneled shower and toilet.

To the right, the expansive lounge room provides plenty of space for family living and entertaining, with another split system air conditioner for added comfort. The kitchen flows naturally from the entry and offers an abundance of cupboard space, a wall-mounted oven, gas cooktop and dishwasher.

Overlooking the dining and living area, it creates a welcoming central hub for everyday living. The living area is complemented by a large split system air conditioner and a built-in bar, making it an ideal space for entertaining family and friends.

At the rear of the home are three generously sized bedrooms, all with built-in wardrobes, with two also featuring split-system air conditioning. These bedrooms are conveniently serviced by the main bathroom, which includes a good-sized vanity, glass paneled shower and bathtub.

Outside, the backyard provides plenty of space to enjoy, with an approximately 3.5m x 3.5m workshop featuring a roller door, along with a patio providing an inviting setting for entertaining and relaxing throughout the year.
With its generous proportions, extensive cooling, practical features and strong existing tenancy, this is a property that offers genuine appeal to both investors and future owner occupiers.

Walking distance to Primary, High Schools and TAFE with a bus stop approx 100m from the home.

Homes in this popular part of Thornlie are highly sought after and rarely remain available for long.

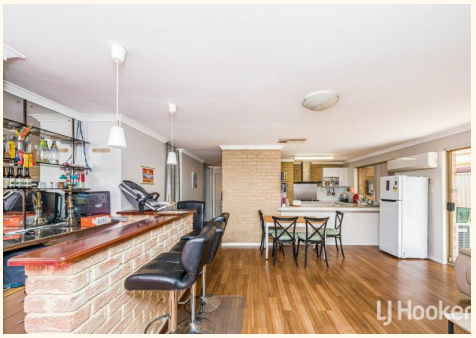
- * Please note the Aerial Photos are for illustration purposes showing approximate boundaries and distances.

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MORE DETAILS

Property ID	A08HA2
Property Type	House
Land Area	680 m2
Including	Ensuite
	Air Conditioning
	Evaporative Cooling
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels

Brian Scott 0438 333 341
Sales Representative | brian.scott@ljhooker.com.au

LJ Hooker Thornlie | Canning Vale (08) 9459 7788
Shop 26 Thornlie Square Shopping Centre, Spencer Road,
THORNLIE WA 6108
thornlie.ljhooker.com.au | thornlie@ljhooker.com.au

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