



## Thornlie, 16 Geographe Way

### Spacious Family Home in a Great Location



Welcome to this charming 4 bedroom, 2 bathroom PLUS study or 5th bedroom home, built in approx 1990, offering a unique layout with spacious sunken living areas and plenty of potential to make it your own!

#### Key Features

- Sunken formal lounge and dining, stylish space for entertaining.
- Sunken games room with a built in bar, perfect for hosting guests.
- Open plan Kitchen, dining and family area, great for family time.
- Master bedroom with a walk-in robe.
- Minor bedrooms with built in robes.
- Tile flooring in common areas, with carpets in the lounge, games room and bedrooms.
- Spacious patio with a BBQ area, ideal for outdoor living.
- Low maintenance backyard with paving & a small garden shed.
- 9 established Mango trees, a Tahiti lemon tree and a curry leaf tree, a garden lovers

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/8KWHA2](http://ljhooker.com.au/8KWHA2)

**Contact**  
**Veronica Hadfield**  
0450 278 008  
[veronica.hadfield@ljhooker.com.au](mailto:veronica.hadfield@ljhooker.com.au)



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

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delight.

Roller shutters on the garage, front, and rear bedroom windows for added security.

Original condition & a fantastic opportunity to renovate or move in as is.

#### Prime Location

Walking distance to Thornlie Cockburn Station, convenient for commuters.

Close to shops, schools, restaurants & amenities.

Easy access to Roe Highway for effortless travel.

This well-loved home is ready for its next chapter! Whether you're looking for a family home, an investment opportunity, or a property to renovate, this one ticks all the boxes.

Block size: Approx. 698sqm

Living Area: Approx. 228sqm

Shire Rates: Approx. \$2,220 pa

Water Rates: Approx. \$1,203 pa

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## More About this Property

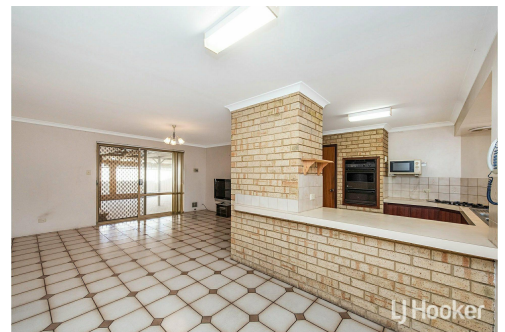
<b>Property ID</b>	8KWHA2
<b>Property Type</b>	House
<b>Land Area</b>	698 m <sup>2</sup>
<b>Including</b>	Ensuite Outdoor Entertaining Built-in-Robes

**Veronica Hadfield 0450 278 008**

Sales Representative | [veronica.hadfield@ljhooker.com.au](mailto:veronica.hadfield@ljhooker.com.au)

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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)



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