



17 Clancy Way, Thornlie

3 1 1

## FAMILY HOME PLUS SPARE BLOCK AT REAR

Positioned on a generous approx. 845sqm. Zoned R40.

This solid three-bedroom brick and tile home presents an outstanding opportunity in a well-established pocket of Thornlie, offering immediate comfort with significant future upside.

The home is well maintained and practical in design, featuring three bedrooms, a central bathroom, and the added convenience of a separate secondary shower located within the main bedroom.

The kitchen is equipped with an electric cooktop and oven and flows easily into the main living areas, making the home comfortable to occupy or rent from day one. Year-round comfort is ensured with two split system air conditioners complemented by ducted evaporative cooling throughout.

Outside, the property offers excellent functionality with a drive-through carport providing access to a lock-up workshop at the rear, ideal for storage, hobbies, or trade use. The block size and presentation, excellent for bringing up a family.

**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**

LJ Hooker Harrisdale  
(08) 9398 4000

Two garden sheds further enhance the practicality of the expansive backyard, which offers clear scope for retain-and-build or future development potential, subject to the relevant approvals.

With its desirable zoning, substantial land size, and flexible layout, this property is perfectly suited to owner-occupiers, investors, or developers seeking a strategic acquisition.

Located close to schools, shops, public transport and major road links.

For further information contact John Rechichi - 0418 948 714.

**DISCLAIMER:** The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify the information.

## MORE DETAILS

Property ID	2KQJ00
Property Type	House
Land Area	845 m2

