



17 Spruce Place, Thornlie

## A Luxury Parkside Residence with Every Upgrade

Set in the highly desirable Forest Lakes Estate, in a family friendly cul-de-sac, this exquisite newly renovated home delivers an unrivalled combination of modern sophistication, resort-style living and everyday practicality. Positioned directly opposite a picturesque park complete with children's play equipment, this residence is designed to capture the hearts of growing families, entertainers and prestige buyers alike.

From the moment you step inside, the home impresses with its elegant, light filled ambience. Soaring ceilings, tall sheer curtains and premium floorboards guide you through a thoughtfully designed floor plan that seamlessly integrates multiple living zones with the stunning outdoor entertaining area.

At the center of the home, the chef's kitchen stands as a true showpiece boasting high quality finishes, sleek modern cabinetry, an oversized island stone benchtop, and a blend of wide and deep soft close drawers for exceptional storage. Its open plan design allows you to overlook the living areas and keep an eye on the kids while preparing meals, making it the perfect hub for family life and social gatherings.

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**FOR SALE**  
From \$1,150,000

### 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.



The luxurious master suite offers a peaceful retreat, complete with a contemporary ensuite and a fitted walk-in wardrobe. Three additional bedrooms are generously proportioned, feature plush carpeting, and provide ample privacy and comfort for family and guests.

The expansive outdoor space is nothing short of exceptional. A sparkling Naked freshwater pool with auto-dosing pH control, 13kW inverter heating and a Maytronics robotic cleaner sets the scene for year round enjoyment. Frameless modern pool fencing, lush real turf and limestone paving under the sheltered patio create a resort like atmosphere where relaxation and entertaining come effortlessly.

Enhancing the property's appeal are premium upgrades throughout, including:

- Ducted reverse cycle air conditioning with Advantage Air smart controls and six thermostat sensors
- Approx 9m x 5m insulated shed with concrete flooring, lighting and single-phase power
- Solar hot water system with gas instant booster
- Safe City compliant 6-camera CCTV system
- New B&D roller door with mobile phone control and safety stop sensors
- Fully reticulated gardens with a bore pump supplying clean, non-staining water
- Side access with dual hinged gates, ideal for undercover trailer storage
- Bowers & Wilkins in-ceiling Dolby Atmos and rear wall-mounted speakers, wired and ready for an immersive home theatre setup.

Set within one of the area's most sought-after neighbourhoods, residents enjoy access to beautifully maintained parks, sporting facilities, community spaces and a variety of modern amenities. With excellent schools, shopping centres and public transport all within easy reach, the location offers a refined and effortless lifestyle.

More than just a home, this residence elevates everyday living, blending sophistication, comfort and seamless functionality.

Block size: Approx. 742sqm  
Year Built: Approx. 1999  
Shire Rates: Approx. \$2,418pa  
Water Rates: Approx. \$1,262pa  
Rental approx \$850 per week

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## MORE DETAILS

Property ID 9BMHA2  
Property Type House  
Land Area 742 m2  
Including Ensuite  
Air Conditioning  
Dishwasher  
Outdoor Entertaining  
Close to Schools  
Close to Shops  
Close to Transport  
Pool

**Veronica Hadfield 0450 278 008**

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Measurements are approximate, Representation Only  
Please check dimensions on site.



### Area Sizes approx

Residence: 185m<sup>2</sup>  
 Garage: 38m<sup>2</sup>  
 Verandah: 7m<sup>2</sup>  
 Total: 230m<sup>2</sup>

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