

**SOLD**



## Thornlie, 19 Coops Avenue

Don't Miss Out on This Outstanding Opportunity!



This much loved original brick and tile home is offered in superb condition and ready for you to move straight in! Set on generous approx 802sqm block with side access to the rear, and located directly opposite a beautiful park, this property offers the perfect balance of comfort, space, and convenience.

### Location Highlights:

Central location close to train station, shopping centres, and schools.

Approx 20 minute drive to the airport.

Zoned R17.5 with potential for R20 rezoning under Town Planning Scheme 24 (subject to council approval).

Perfect for first home buyers and savvy investors alike &mdash; inspections will impress!

### Property Features:

3 bedrooms (built in robes to 2 bedrooms).

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/8T4HA2](http://ljhooker.com.au/8T4HA2)

**Contact**  
**Tim Gladding**  
0411 317 210  
[tim.gladding@ljhooker.com.au](mailto:tim.gladding@ljhooker.com.au)



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

**Disclaimer:** 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.

1 well maintained bathroom.

Spacious lounge room with gas heater set in charming fireplace.

Separate entryway.

Functional kitchen and meals area with gas stove and rangehood.

Climate comfort with split-system air conditioning, wall-mounted air conditioner, and ceiling fans.

Two covered patio areas &mdash; ideal for entertaining.

Single carport with automatic door.

Security doors for added peace of mind.

Built approx 1967

Block size 802sqm

Water Rates \$962 pa

Council Rates \$1,730 pa

Opportunities like this are rare &mdash; secure your future in a thriving location today!

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## More About this Property

<b>Property ID</b>	8T4HA2
<b>Property Type</b>	House
<b>Land Area</b>	802 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining

**Tim Gladding 0411 317 210**

Sales Representative | [tim.gladding@ljhooker.com.au](mailto:tim.gladding@ljhooker.com.au)

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