



38 Probert Road, Thornlie

## Proposed Zoning Change

Subject to LPS 24, zoning earmarked to change to R40, allowing potential subdivision (subject to council approval). Will also suit owner occupier as provides spacious home complimented with a swimming pool and powered workshop.

### Features:

3 bedrooms (built in robe to master bedroom).

1 bathroom.

Lounge room.

Kitchen/meals —gas hot plates, convection oven and dishwasher.

Games room with high raked ceilings.

Ducted evaporative air con, split system air con, gas heater points.

Single carport.

Patio.

Workshop with 3 phase power.

Swimming pool.

Gas storage hot water system.

Security doors.

Built approx. 1971.

Council Rates approx. \$1,900 pa

Water Rates approx. \$1,052 pa

Disclaimer: All information contained therein is gathered from relevant

3  1  1 

### FOR SALE

\$751,000

### AGENTS

Tim Gladding

0411 317 210

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

Tim Gladding

0411 317 210

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

### 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.

 **LJ Hooker**

third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## MORE DETAILS

Property ID	8ZPHA2
Property Type	House
Land Area	885 m2
Including	Air Conditioning Evaporative Cooling Dishwasher Outdoor Entertaining Pool

**Tim Gladding 0411 317 210**

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

**Tim Gladding 0411 317 210**

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

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

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)



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.