

Thornlie, 40 Grainger Way

Room to Breathe, Style to Impress



This generous home offers far more than just a place to live. It is a space with heart full of warmth, comfort and room to grow. From the moment you arrive, the tasteful street appeal and welcoming entry make it easy to imagine yourself coming home.

Step inside and you will find a thoughtful floor plan that caters to both quiet moments and lively gatherings. The spacious sunken lounge invites you to relax, while the adjoining dining area once a formal space now lends itself perfectly to a home office or study zone, fitting beautifully into the rhythm of modern life.

At the centre of the home, the kitchen brings everyone together. With gas cooking, a stainless steel rangehood, double sink, dishwasher and built-in pantry, it is well equipped for busy mornings and slow Sunday afternoons. The open-plan family room beyond is where connection happens whether its over dinner, a board game, or simply sharing the days stories.

For Sale
Please Call

View
ljhooker.com.au/8WFHA2

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The master bedroom is a generous retreat with built-in robes, and the secondary bedrooms are equally well-sized, each with storage of their own. The bathroom is light and spacious, featuring a separate shower and bath offering practicality for busy mornings and a touch of relaxation at the end of the day.

There's a quiet comfort throughout the home, thanks to features like ducted evaporative cooling, ceiling fans, security screens, solar panels and an alarm system all working together to make everyday living easy.

Out the back, a charming garden awaits. Children and pets will have room to roam on the lawn, while the large patio creates the perfect setting for outdoor meals or a morning coffee in the shade. The double garage/workshop, accessible via a drive-through, is a dream for those needing extra space for tools, projects, or storage. There is also a covered carport, providing sheltered parking and even more convenience for day to day living, along with ample space for additional vehicles, trailers or even a small boat.

Established fruit trees bring a sense of abundance to the garden, offering seasonal harvests, and a touch of character that only time can grow. The bore reticulation keeps the gardens green, and a separate pergola offers yet another spot to unwind outdoors.

Set on a generous approx 700sqm block in a sought after pocket, this home is ideally located with easy access to both Nicholson Road and Thornlie Train Stations. Local schools, parks and shops are all nearby, with Westfield Carousel just a short drive away.

This is a home that gives you space to breathe and room to grow a place where life flows with ease and every corner holds a sense of belonging. For one fortunate buyer, it is the beginning of a beautiful new chapter.

Why You Will Love It:

- Spacious 4 bedroom home with multiple living zones
- Kitchen with gas cooking, dishwasher & built in pantry
- Sunken lounge and flexible dining/home office area
- Ducted evaporative cooling, ceiling fans, solar panels & alarm system
- Bathroom with separate shower and bathtub
- Generous backyard with lawn, large patio, pergola & fruit trees
- Bore and automatic reticulation system
- Drive-through access to large powered garage/workshop
- Covered carport plus extra space for trailer/boat parking
- Approx. 700sqm block in a convenient, well-connected location
- Council rates approximately \$1930 p.a.
- Water rates approximately \$1065 p.a.

Do not miss out enquire today.

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More About this Property

Property ID	8WFHA2
Property Type	House
Land Area	700 m2
Including	Evaporative Cooling Alarm Dishwasher Outdoor Entertaining Solar Panels

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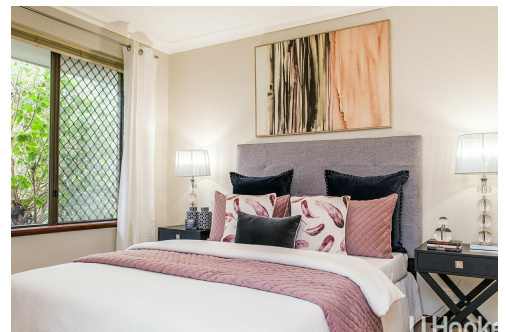
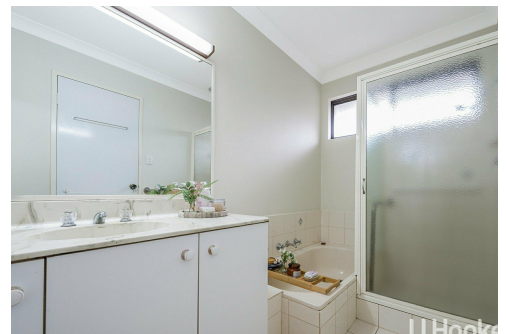
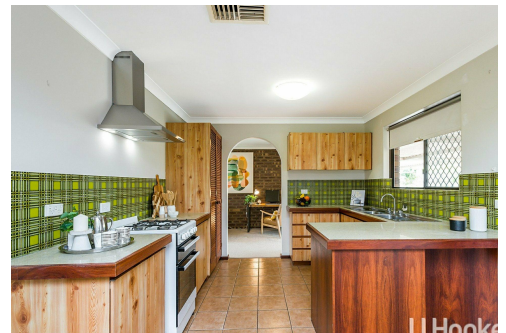
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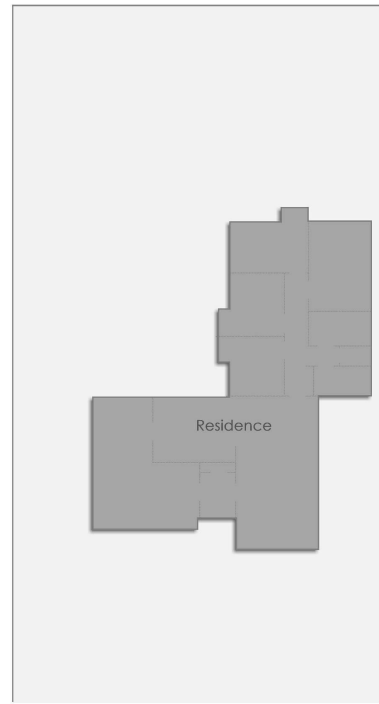
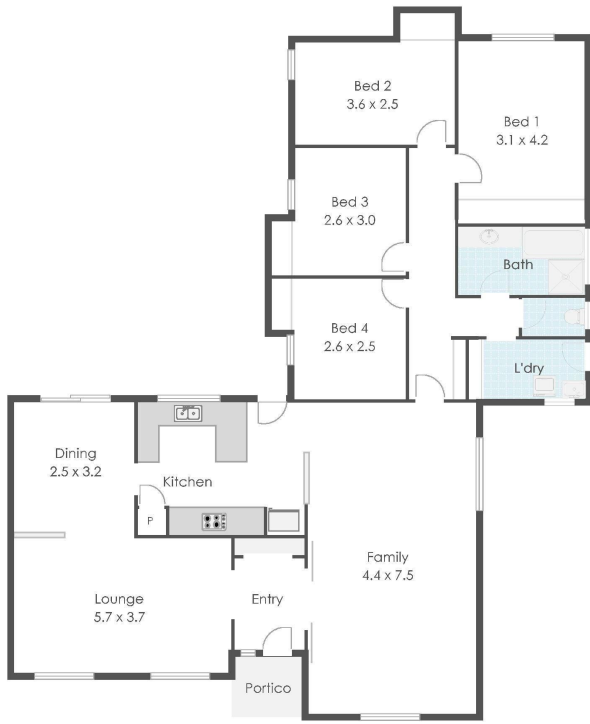
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40 Grainger Way, Thornlie

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

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Total area Approx: 150m²

