



45 Matthew Way, Thornlie




## PACKED WITH FEATURES

This impressive home is loaded with extra features that are sure to impress. Offering a spacious and functional layout, a fantastic location, and a backyard designed for entertaining, this is an opportunity you don't want to miss.

Step inside to find a generous lounge room, complemented by a separate formal dining area that can easily be utilised as a home office or study. The kitchen overlooks the meals area and is well equipped with overhead cupboards, gas cooking, dishwasher and a breakfast bar, making it both practical and central to the home.

The home offers three generously sized bedrooms and year-round comfort with ducted evaporative cooling, a split system air conditioner, and a wood heater in the lounge for the cooler months. Added features including roller shutters, security screens, and security cameras enhance both comfort and peace of mind.

Outdoors is where this property really stands out. The expansive patio provides the ideal setting for entertaining family and friends, overlooking a below-ground pool. There's also a workshop (without a garage door), bore reticulation, and plenty of parking, including a single carport under the main roof plus an additional double carport.

3  1  3 

**FOR SALE**  
From \$829,000

**VIEW**  
Sun 14th Jun @ 11:45AM - 12:15PM

**AGENTS**  
Nathan Frisina  
0431 714 375  
nathan.frisina@ljhooker.com.au

Lisa Gorey  
0415 301 457  
lisa.gorey@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**

Situated on a generous 683sqm (approx.) block and conveniently located close to schools, shops, public transport, and parks, this property offers both lifestyle and practicality.

Perfect for first home buyers looking to enter the market or investors seeking a solid opportunity.

Act quickly —homes like this don't last long!

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.

## MORE DETAILS

Property ID	9PFHA2
Property Type	House
Land Area	683 m2
Including	Air Conditioning Evaporative Cooling Toilets (2) Dishwasher Outdoor Entertaining Workshop Close to Schools Close to Shops Close to Transport Pool

### Nathan Frisina 0431 714 375

Director | Licensee | [nathan.frisina@ljhooker.com.au](mailto:nathan.frisina@ljhooker.com.au)

### Lisa Gorey 0415 301 457

Personal Assistant & Sales Representative |  
[lisa.gorey@ljhooker.com.au](mailto:lisa.gorey@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)

