



48 Connemara Drive, Thornlie

## Character and Charm

Positioned in a convenient pocket of Thornlie, this well-presented 3 bedroom home offers comfort, security, and energy efficiency - ideal for first home buyers, downsizers or investors.

Set on approximately 318sqm, the property is privately positioned behind an automatic solar-operated gate, providing both security and peace of mind.

Step inside and you'll appreciate the warmth of Jarrah floorboards in the main living area, adding character and charm, while the bedrooms are comfortably carpeted for added warmth and comfort.

### Property Features:

3 bedrooms (carpeted)

1 bathroom

2 toilets

Jarrah floorboards in living area

Spacious lounge room

Evaporative air conditioning

Split system air conditioning in master bedroom

Solar panels

Solar hot water system

Open fireplace (decorative/not operational)

Covered front porch

3  1  2 

### FOR SALE

Please Call

### AGENTS

Sajad Ahmadyar

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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.

 **LJ Hooker**

Large patio for outdoor entertaining  
Double carport  
Automatic solar-operated front gate  
Land size approx. 318sqm

Approx Water Rate: \$950 pa  
Approx. Shire rate:

The generous patio and covered porch provide excellent outdoor entertaining space, perfect for relaxing or hosting family and friends.

With solar power, solar hot water and multiple cooling systems, this home offers year-round comfort while helping reduce ongoing energy costs.

Conveniently located close to schools, parks, shopping centres and public transport, this is a fantastic opportunity to secure a low-maintenance home in a well established suburb.

Whether you're looking to move in, downsize or invest - this property represents outstanding value.

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## MORE DETAILS

Property ID	9HPHA2
Property Type	House
Land Area	318 m2
Including	Air Conditioning Evaporative Cooling Toilets (2) Outdoor Entertaining Solar Panels Close to Schools Close to Shops Close to Transport

**Sajad Ahmadyar 0405 602 210**

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