



## Thornlie, 5 Melvin Avenue

### Centrally Located Family Gem

Tucked away in a private and peaceful setting, this well presented three bedroom, two bathroom home sits on approximately 772sqm in one of the most convenient locations in the area. With parks, public transport, a major shopping centre, a recreation centre with a pool, and both a public primary school and an Islamic school just a short stroll away, this home offers a lifestyle of ease and accessibility, appealing to buyers at all stages of life.

Discreetly positioned at the end of a driveway behind another family home, this property boasts an impressive amount of parking, with space for at least six vehicles under cover. Carports on both sides provide versatility, while a substantial approx 7m x 6m powered workshop adds valuable functionality. The easy care gardens, supported by their own bore, ensure a lush and inviting outdoor space with minimal maintenance.

The home's facade is both charming and secure, featuring solar panels, roller shutters on the master suite and lounge room. Inside, the warm and welcoming atmosphere continues.



**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.

3 2 6

**For Sale**  
Please Call

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[ljhooker.com.au/8M2HA2](http://ljhooker.com.au/8M2HA2)

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



The loungeroom sits to the right upon entry, offering a comfortable retreat, while to the left, the spacious master suite impresses with a ceiling fan, split system air conditioning, a walk-in wardrobe, and a well appointed ensuite complete with a vanity, shower, and W/C. Brand new carpets to all bedrooms and lounge room.

At the heart of the home, an open plan dining and living area provides ample space for family gatherings, all kept comfortable year-round by a large air conditioner. Overlooking this space is a well-equipped kitchen, boasting generous storage with under bench cabinetry, a wraparound benchtop, an oven, and a gas cooktop making meal preparation a breeze.

Towards the rear, the home offers a spacious laundry, a separate W/C, and two well sized bedrooms, each featuring built in wardrobes and ceiling fans. One of these bedrooms is fitted with a roller shutter, making it an ideal space for young children or shift workers. The main bathroom, easily accessible from both rooms, includes a separate bathtub, shower, and vanity.

Homes in this sought after location rarely stay on the market for long. Don't miss your opportunity, call Brian on 0438 333 341 today for more information and to arrange a viewing.

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## More About this Property

Property ID	8M2HA2
Property Type	House
Land Area	772 m2
Including	Ensuite Air Conditioning Outdoor Entertaining Workshop Built-in-Robes

**Brian Scott 0438 333 341**  
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