



70 Regency Drive, Thornlie

## A Statement in Space, Design & Lifestyle

This truly exceptional residence stands apart, combining striking architectural elements, impressive proportions and a premium position within the sought-after Crestwood Estate. Spanning multiple levels on a generous approximately 782sqm block, and commanding attention from the street, this is a home designed for families who value space, flexibility and something beyond the ordinary.

Step inside and the impact is immediate. Soaring ceilings create a sense of scale and light, setting the tone for what unfolds throughout the home.

The upper level offers a generous lounge that opens onto a private balcony—an ideal retreat to unwind. The master suite is also positioned here, complete with oversized built-in robes and a beautifully renovated ensuite. Opposite, a versatile mezzanine currently used as a dressing room—can easily function as a fifth bedroom, nursery or a flexible multi-purpose area.

At the front of the home, a formal dining room connects seamlessly through to the open plan meals and family zone. Again, the high ceilings enhance the feeling of openness, making these spaces both functional and inviting.

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**FOR SALE**  
From \$1,300,000

**VIEW**  
Sat 23rd May @ 11:00AM - 11:30AM

**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

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

 **LJ Hooker**

Centrally positioned, the kitchen is designed for practicality and entertaining, featuring ample bench space and storage, dual ovens, gas cooktop, dishwasher and a large fridge recess.

The main level is home to three generously sized bedrooms, all capable of accommodating queen beds and fitted with built-in robes. The main bathroom has been tastefully renovated to a high standard, complementing the overall finish of the home.

A standout feature is the expansive games room, offering outstanding versatility. Complete with a kitchenette (including island bench) and a combined bathroom/laundry, this space presents genuine potential for a fully self-contained setup-ideal for extended family, guests or additional income.

Comfort is catered for year-round with split systems, while the inclusion of solar panels helps reduce energy costs and enhance everyday efficiency. Security screens and cameras provide added peace of mind.

Outdoors, the focus is on easy living and entertaining. A large gabled patio overlooks the low-maintenance yard with artificial lawn, while a generous garden shed adds practical storage.

Parking includes a double carport suited to smaller vehicles, with additional driveway space accommodating larger vehicles, trailers or a caravan.

Positioned within the iconic Crestwood Estate, this home offers access to a lifestyle that cannot be replicated-featuring a 25m community pool, expansive parklands, scenic walkways and bore reticulation throughout the estate.

Located close to schools, shops and transport, this is a rare offering that delivers space, flexibility and lifestyle in one complete package.

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## MORE DETAILS

Property ID 9QGHA2  
Property Type House  
Land Area 782 m2  
Including Ensuite  
Air Conditioning  
Toilets (3)  
Balcony  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Solar Panels  
Close to Schools  
Close to Shops  
Close to Transport

### **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)

