



31 Sheffield Road, Wattle Grove

## A Home Designed for Living, Space & Practical Comfort

Set on a generous approx. 532sqm block in one of Wattle Grove's most established pockets, this well-designed family home offers a layout that simply works - combining multiple living zones, indoor-outdoor flow, and outstanding functionality for everyday living.

From the moment you arrive, the wide frontage and double carport set the tone for a home that values space and practicality. Step inside and you're welcomed by a formal lounge and dining area at the front of the home - an ideal space to relax, entertain guests, or enjoy quiet evenings away from the busier family zones.

Moving through the heart of the home, the central kitchen connects seamlessly with the family and meals area, creating a warm and open hub where daily life naturally comes together. Overlooking the main living zones, the kitchen is perfectly positioned for family interaction while offering excellent bench space and storage.

Tucked away for privacy, the master bedroom features its own walk-in robe and ensuite, while three additional bedrooms are well-sized and serviced by a central bathroom and separate WC - ideal for growing families or guests.

4 2 2

### FOR SALE

From \$995,000

### VIEW

Thu 19th Feb @ 5:45PM - 6:15PM

### AGENTS

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### AGENCY

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One of the standout features of this home is the large games room, which flows directly to the alfresco and patio areas. Whether it's hosting gatherings, creating a kids' retreat, or setting up a home theatre or gym, this space adapts easily to your lifestyle.

Outdoors, the covered alfresco and patio provide the perfect setting for entertaining year-round, overlooking a low-maintenance garden designed to be enjoyed without the upkeep. Completing the picture is a powered workshop/shed, ideal for tradies, hobbyists, or those needing extra storage or workspace.

All of this is positioned in a family-friendly location close to parks, schools, shops, and public transport, with easy access to Roe Highway and major connecting roads - making daily commuting simple and convenient.

Floor plan and layout details referenced from the supplied plans

floor plan

#### Property Highlights:

4 well-proportioned bedrooms

2 bathrooms including master ensuite

Multiple living zones including lounge, family & large games room

Central kitchen overlooking meals and family area

Covered alfresco & patio for year-round entertaining

Powered workshop / shed

Double carport

- maintenance gardens

Generous approx. 532sqm block

Split system air-conditioning

Quiet, family-friendly Wattle Grove location close to parks, schools & shops



**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	9GYHA2
Property Type	House
Including	Ensuite
	Air Conditioning
	Outdoor Entertaining
	Workshop

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Thornlie | Canning Vale

Scale in meters, indicative only. Dimensions are approximate. All information contained here is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.