



38 Kenmare Ave, Thornlie



## CONTEMPORARY COMFORT, SMART LAYOUT & PRIME LOCATION

Built in 2017, this beautifully maintained family home is move-in ready and packed with thoughtful features designed for modern living. With three generously sized bedrooms, two bathrooms and a double lock-up garage with extra storage space, this property ticks all the boxes.

One of the standout features is the fully equipped second kitchen at the rear of the home, perfect for outdoor cooking and entertaining. This connects directly to a covered and a paved patio area, giving you a flexible space to enjoy year-round. There's also a solar power system to help reduce your electricity bills.

You'll love being just a short walk or drive to Thornlie Square Shopping Centre (Woolworths, Spudshed and more), Thornlie Primary School, local medical centres, South Metro TAFE and the train station. Roe Highway access is only minutes away, making commuting simple and public transport is right around the corner.

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Price Offers Over  
\$699,000

Property Type Residential

Property ID 238

Land Area 290 m2

Floor Area 109 m2

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

**ONE**

Whether you're upsizing, downsizing or investing, this is a smart buy in a well connected and family friendly neighbourhood.

### **Key Features:**

- \* Master bedroom with walk-in robe and ensuite
- \* Ensuite with separate shower, toilet and vanity
- \* Spacious open plan living and dining area with timber laminate flooring
- \* Modern kitchen with 5-burner gas cooktop, 900mm electric oven, dishwasher space, breakfast bar & stone bench tops
- \* Split system air conditioning in main living area
- \* Bedrooms 2 and 3 with built-in robes, carpet and venetian blinds
- \* Bedroom 3 with split system air conditioning
- \* Second kitchen/meals area at the rear—ideal for outdoor cooking and entertaining
- \* Paved rear patio for year-round use
- \* Solar panel system for reduced power bills
- \* Security screens for added privacy and safety
- \* Internal laundry with linen closet and access to rear yard
- \* Fully fenced, low-maintenance front and rear gardens
- \* Double electric garage with storage nook and access to backyard
- \* Walking distance to Thornlie Square Shopping Centre, Thornlie Primary School & train station
- \* Close to South Metro TAFE, Roe Highway access & public transport links
- \* Built in 2017
- \* 290sqm Survey Strata Block
- \* NO Strata Fees
- \* Rent Potential: \$680 - \$700 per week

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