

13/6 Lester Dr, Thornlie, WA 6108

Sold - 3/09/2025

Villa 2 1 1



## Downsize Without Compromise

If you're searching for a low-maintenance lifestyle without giving up the comfort of space, this well-kept home is a standout choice. Designed with downsizers in mind, it offers just the right balance of easy indoor living and a garden thats manageable yet still provides room to breathe.

**Open for Inspection**

By Appointment.

Inside, the layout is practical and welcoming, with two bedrooms and an open-plan family room that adjoins the kitchen and dining area. The kitchen is fitted with a gas stovetop and boasts ample storage, making day-to-day living a breeze. Comfort is ensured with fans in both bedrooms, two split system air conditioners, and instant gas hot water.

Step outside and youll find a private backyard with a covered pergolaideal for morning coffee or a relaxed afternoon in the garden. There's a single carport with a remote roller door, a separate storage room, and reticulated gardens to make upkeep a little easier. Security screens provide peace of mind.

Situated in a convenient pocket close to both Kenwick and Thornlie Train Stations, Thornlie Square Shopping Centre, and with easy access to Roe Highway via the Kenwick Link, this location ticks all the boxes for accessibility and amenity.

Homes like this dont come along often. If you're ready to simplify without compromise, dont let this opportunity pass you by.

Shire Rates approx \$1700 pa

Water Rates approx \$910 pa

Strata fees approx \$775.17 per quarter

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.

### Listed By

Louise Frisina

Phone: (08) 9459 7788

Mobile: 0433 322 980

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