



2 Earls Ct, Thornlie, WA 6108

From \$699,000

House 3  2 



Workshop/Potential Plus Prime Corner Block with Endless Oppo

Beautiful family home with a commercial sized workshop, perfect for tradesmen or business owners.

The home has three bedrooms all with ceiling fans, separate bath/shower/toilet/laundry, three split system refrigerated air conditioners, renovated modern open-plan living, kitchen and dining, plus additional family or games room. Australian solid jarrah flooring throughout which has been rejuvenated to a warm natural finish. Beautiful large jarrah front porch, perfect for entertaining. This three-bedroom home has its own double bay carport which is 29c high (2.5 metres) which can accommodate 4WDs, caravans, boats, etc. Easy care gardens with brick fence surrounds the whole property.

The separate workshop is built to high standards, over 70m² of floor space, double-brick, fully insulated, remote controlled roller door, electric hoist, three phase power with its own sub-board, 36c high ceilings (3.1 metres) to 41c ceilings (3.5m) at the apex. Roller door height is at 30c (2.6 metres) which can accommodate small trucks, boats, caravans, etc. The workshop also has its own ensuite with floor to ceiling tiling, kitchenette with natural gas connection point, plus its own separate entrance via Wicklow Street.

Currently zoned R20/30 with proposed zoning change to R40 which would allow for 2 dwellings on the lot (subject to council approval). Block size is approximately 501sqm, water rates approx \$1,040 pa, council rates approx \$1,880 pa.

This comfortable family home is conveniently located within walking distance to Thornlie Leisure Centre, Thornlie Primary School and Thornlie Square Shopping Centre with its many local restaurants and eateries. Thornlie train station is only a couple minutes' drive away, as well as quick access to Roe Highway.

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.

Open for Inspection

By Appointment.

Listed By

Louise Frisina

Phone: (08) 9459 7788

Mobile: 0433 322 980



Listing Number: 3451236