**LJ Hooker Thornlie | Canning Vale**
Shop 26 Thornlie Square Shopping Centre,Spencer Road,
THORNLIE WA 6108

## 23 Lyrebird Way, Thornlie, WA 6108

**Sold - 24/02/2026**

House 4 2
















## Invest in Your Future

Offering the best of both worlds, this four-bedroom, two-bathroom home combines comfortable family living with outstanding future development potential.

Positioned on a prime corner block with R60 zoning, the property presents an excellent opportunity for a future street-front development (subject to Council and WAPC approval), making it a smart choice for owner-occupiers, investors, and developers alike.

**Open for Inspection**

By Appointment.

The home itself is well suited to a growing family, featuring multiple living areas including an open-plan kitchen, meals, and family zone. A separate enclosed patio provides the perfect space for kids, a playroom, or an additional living area.

The kitchen offers generous bench space, a stainless-steel rangehood, and a dishwasher, while the main living area is finished with quality flooring, split-system air conditioning, and a wood heater for year-round comfort.
The master bedroom includes a walk-in robe and private ensuite, while additional features include ducted evaporative air conditioning and security screens throughout.

Outside, the property continues to impress with:
Carport accommodating two vehicles (tandem parking)
Brick workshop for storage or projects
Lawn area ideal for children to play
Pergola with shade cloth for outdoor entertaining
Convenient side access
Solar Panels
Solar Hot Water System

Located in a highly accessible pocket, the home is within walking distance to Thornlie Train Station, offers easy access to Roe Highway, and is just approximately 4.2km from Westfield Carousel.

Properties that successfully combine family comfort with genuine development potential are increasingly rare

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