

47 Lester Dr, Thornlie, WA 6108

UNDER OFFER - From \$849,000

House 3 1 1



## R40 ZONING IN PRIME LOCATION!

If you like a bit of space, a bit of flexibility, and a location that makes daily life easy — this one's worth a look. Set on a generous 845sqm block with R40 zoning, this Thornlie home ticks boxes for living now and planning ahead. Walk to the train, stretch out at home, and keep your options open. Not bad, right?

**Open for Inspection**

By Appointment.

Inside, the layout is practical and comfortable, with room to relax and room to move. A formal lounge sits just off the entry, looking out over the private front courtyard — a great spot to unwind or host visitors. The dining area flows through to the kitchen, with polished timber floors adding warmth underfoot. A skylight over the family room brings in loads of natural light, while the sunken tiled living space steps things up (or down) with backyard access and an in-wall air conditioner for year-round comfort.

The galley-style kitchen is modern and functional, with updated cabinetry, a dishwasher and timber-look benches. Bedrooms are carpeted and well-sized, with a built-in robe to the main. The bathroom has already been updated too, offering a separate bath, shower and vanity. The renovated laundry is a standout — fresh, practical, and full of storage with a long bench.

### FEATURES:

- \* 845sqm block zoned R40 (potential 3-unit site\*, STCA)
- \* 3 bedrooms, 1 bathroom
- \* Formal lounge plus sunken family room
- \* Walk-through dining area with timber floors
- \* Modern galley kitchen with dishwasher
- \* Contemporary bathroom and laundry
- \* Reverse cycle ducted air conditioning
- \* Remote roller shutters to front windows
- \* 18 solar panels
- \* 4 security cameras plus security screens
- \* Fridge and washing machine included
- \* Private front courtyard
- \* Brick paved patio with an extension that just needs you to add the roofing
- \* Single carport plus long driveway for extra parking

### Listed By

The Office  
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