

# 10 Mannion Way, Kardinya, WA 6163



## House For Sale

Wednesday, 31 January 2024

10 Mannion Way, Kardinya, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 697 m2

Type: House



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## Call for Details

Enjoy the light filled ambience of this 4 bedroom 2 bathroom residence, that is a testimony to the enduring quality of good design & blends tastefully where style and practicality reigns. Positioned on a spacious 697sqm green title block, with a backyard primed for entertaining, the location epitomises what makes Kardinya so popular, with the Kardinya Shopping Precinct just minutes away, as well as quality local parklands, schools and all local amenities. Other features include:

- Open plan kitchen/dining/living with gas bayonet point and reverse cycle air conditioning
- Kitchen offers 4x electric hot plates, 600mm wall oven and grill, tiled splashback, pantry, fridge recess, double sink and plenty of storage with extra overhead cabinetry
- Formal lounge & dining
- Spacious undercover alfresco area, the perfect place for entertaining family and friends year round
- Double automatic undercroft garage + storage area
- Gated side access to rear – for boat/caravan/trailer
- 697m<sup>2</sup> green title block
- King sized master bedroom offer wall to wall, floor to ceiling built in robes
- Bedroom 2 is double sized with double built in robes
- Main bathroom offers shower, bath and single vanity with storage
- Bedroom 3 is single sized with double built in robes
- Bedroom 4 is queen sized with double built in robes
- Automatic roller shutters
- Laundry with separate WC & shower
- Easy care backyard with lemon, navel orange, fig and frangipani trees
- Storage shed
- Electric hot water system
- Under stair storage
- Double linen storage + second linen cupboard
- Separate WC
- Close proximity to quality schools, shopping, parklands, Murdoch University and easy access to the Kwinana Freeway

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