

10 Parsons Avenue, Manning, WA 6152

Sold House

Friday, 22 March 2024

**Jones
Ballard**

10 Parsons Avenue, Manning, WA 6152

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 416 m2

Type: House



Nik Jones

0894741533

Contact agent

UNDER OFFER IN 6 DAYS | 3 HOME OPENS | 51 INSPECTIONS | 5 WRITTEN OFFERS | Considering Selling? Please call Nik Jones 0417913966

Ideally positioned in one of Manning's most desirable tree-lined streets close to the area's best schools, this delightful extended 1950s brick and tile character home is a real surprise package, with a flexible floor plan perfectly suited to adapt to your own requirements as your family's needs change over time. Presenting a range of accommodation options, along with two large living zones and delightful outdoor spaces with plenty of room for entertaining and for kids and pets to play, the home is in excellent condition as it is and ready for you to move right in and enjoy, while still allowing plenty of scope to add your own sense of style over time.

- Option of four bedrooms, or three bedrooms plus a large home office/studio with its own entry
- Large front lounge room with timber floors and high ceilings
- Huge north-facing main living area with soaring vaulted roof-line
- Modern kitchen and bathroom, separate 2nd WC with handbasin

Appealing character features, such as Jarrah floors, high ceilings and timber architraves

- French doors opening to delightful alfresco area, shaded by mature grape vines
- Large enclosed front yard with plenty of room for kids and pets to play
- Big single garage with auto roller door, plenty of additional parking, store room

Energy-saving premium double glazing and roof insulation for year-round comfort

- Reverse cycle air conditioning, plus ceiling fans to all bedrooms and living areas
- Prime 416sqm street-front survey-strata block (no shared costs)

Ideally located just a short stroll from cafes and shops, with riverside parkland at the end of street

With Manning and St Pius X primary schools, Conon Road Kindergarten and Tall Trees Early Learning Centre all within easy strolling distance, and Aquinas College just a few minutes bike ride away, your educational needs are covered, while close proximity to the Canning River foreshore, and easy access to the city underpin your investment in your family's future. Add to that several parks, the river, local shops and cafes, and Manning Community Hub all just a short walk away, this is the perfect home to settle in and start creating a lifetime of family memories. If you have been hunting high and low for a delightful character home in this most sought-after area, then your search may finally be over.

All buyers with a budget over \$900k are encouraged to view the home. Offers will be conveyed to the sellers as received and responded to on or before the campaign end time of 12:00pm (AWST) Wednesday 3rd April 2024. The seller reserves the right to accept an offer prior to the end of the campaign.

For further information, please call Nik Jones ON 0417913966 or send an email enquiry directly from this website.

THE DETAILS: Local Authority: City of South Perth Council Rates: \$2,026.63 per annum Water Rates: \$1,154.42 per annum Land Area: 416sqm