

**12 Davilak Crescent, Manning, WA 6152**

**Sold House**

Friday, 25 August 2023

**Jones  
Ballard**

12 Davilak Crescent, Manning, WA 6152

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**

**\$955,000**

Your New Home Awaits You...There is so much to love about this home and about this family-friendly neighbourhood. This residence will truly capture your heart whilst still delivering the modern conveniences and functionality expected for today's busy contemporary lifestyles. This charming home sits tranquilly opposite a nature reserve and is only a short stroll to the popular McDougall Park providing a wonderful lifestyle opportunity. You will be impressed by the immaculate presentation and attention to detail of the stylish renovation proudly executed by the current owners. If you've been looking high and low for a beautiful home, with plenty of character and a lovely homely 'feel' with plenty of outdoor space for kids to run around or to entertain, then your search may well be over. The prime 450sqm block also assures you of a sound investment for the future. This is truly a lovely home that can be enjoyed for years to come.

**PROPERTY HIGHLIGHTS-** Completely renovated and beautifully presented, with nothing to do but move straight in- Freestanding single level home with two separated living areas and spacious bedrooms- Jarrah timber floorboards throughout- Reverse cycle air-conditioning, gas fireplace, solar HWS- Alarm system and steel mesh security doors

**OUTDOORS /PARKING-** Spacious front yard with mature landscaping and lawn - Plenty of rear outdoor space suitable for entertaining all year round- Secured perimeter with a lockable drive way gate- Automatic bore reticulation - Large colourbond storage shed - Attic storage with pull down ladder in carport roof space- Carport parking with additional room for off street parking for cars, boat, jet ski, motorbikes etc.

**LOCATION AND LIFESTYLE** Located only a short walk to the Swan River waterfront and the Canning Bridge Train Station and just a few minutes by car or public transport, to Waterford Plaza, Curtin University and the Perth CBD. This is undeniably one of the best locations in Manning, situated in the McDougall Lake Precinct bordering Como, in a friendly neighbourhood with a strong sense of community. Everything you need and desire is either within walking distance or a few minutes drive by car. Your children's schooling requirements are well considered with Penrhos and Aquinas College and Como SHS nearby and a short walk to local primary schools. Manning Primary School catchment.

**THE DETAILS:** • Local Authority: City of South Perth • Council Rates: \$2072 approx. per annum • Water Rates: \$1,155 approx. per annum • Block Size: 450sqm

**WE ANTICIPATE STRONG INTEREST AND ENCOURAGE BUYERS TO ACT PROMPTLY.** Price Guide: Call Giuli Zirino on 0417970588 or email [giuli@jonesballard.com.au](mailto:giuli@jonesballard.com.au) More Info: Detailed Information Pack available on request