

**18 Manning Street, Rural View, Qld 4740**

**House For Sale**

Wednesday, 17 January 2024

**RE/MAX**

**18 Manning Street, Rural View, Qld 4740**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 775 m2**

**Type: House**



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## Offers Over \$669,000

With its prime location, impeccable presentation and entertaining amenities, this single level home will spoil you for anything else! Set on an elevated 775m<sup>2</sup> block, enjoy a contemporary kitchen with substantial storage, an island bench, and easy access to the open plan dining area. Bifold doors separate it from the lounge room, creating a cosiness to this relaxation zone. Comfort continues with the four bedrooms, with the main bedroom a sophisticated haven you'll love retreating to. A sleek ensuite accompanies it, with a family bathroom servicing the remaining bedrooms. Outdoors, look forward to making memories with loved ones, with the covered alfresco terrace the perfect place to host guests. Expect the saltwater pool to be a hit with all ages, too, while a 4m x 6m shed with a 3m awning provides ample storage space for tools and toys. There is even double-gated side access to the shed via a concrete driveway, as well as easy-care lawns and gardens in the fenced backyard.

Property Specifications:-  
- Sophisticated single level entertainer in an outstanding location  
- Elevated 775m<sup>2</sup> block  
- Contemporary kitchen with substantial storage and island bench  
- Dining and lounge room separated by bifold doors  
- Main bedroom includes a spacious walk-in robe and sleek ensuite with dual showers  
- Three additional bedrooms with built-in robes  
- Main bathroom with separate toilet  
- Covered alfresco entertaining area  
- Saltwater pool  
- Easy-care backyard and gardens  
- 4m x 6m 2-bay shed with 3m awning  
- Double garage  
- Side access via a concrete driveway  
- Split system air-conditioning and ceiling fans throughout  
- Laundry with linen cupboard  
- Gas hot water, town water connection plus rainwater tank  
- Rental appraisal approx. \$780 per week and rates approx. \$1600 per half year

Why make Rural View your first choice in suburbs? Occupying a fantastic location, enjoy an unbeatable lifestyle in Rural View. Close to Eimeo Primary School, St Brendan's Catholic School and Northern Beaches State High School, it's also walking distance to the Northern Beaches Central shopping precinct. Parks, playgrounds and walking trails are close by, along with the GP Super Clinic and Northern Beaches Bowls Club, plus it's just 15 minutes to the CBD. You won't want to miss this enviable property opportunity - contact The Leanne Druery Team from RE/MAX Select and arrange your inspection today. Leanne Druery - 0412 758 727 or Ash Ryan - 0487 114 760. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.