

**2/30 Conochie Crescent, Manning, WA 6152**



**House For Sale**

Saturday, 13 April 2024

2/30 Conochie Crescent, Manning, WA 6152

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Kathryn Perin  
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## BEST OFFER

Your Local Rays of Sunshine welcome you to 2/30 Conochie Crescent Manning. Where family living reaches new heights of comfort and versatility. Tucked away at the rear of the main lot on a spacious 484sqm parcel of land (not including driveway), this home offers a serene retreat from the bustle of everyday life. Step inside this expansive two-storey family residence and discover a floor plan designed to accommodate every aspect of family life. The ground floor boasts an inviting open-plan kitchen, dining and family area seamlessly flowing into a private lounge, ideal for both everyday living and entertaining guests. Need to work from home? No problem - there's a dedicated home office space to keep you productive and focused. Three generously sized bedrooms on the ground floor, including the master suite with its own walk-in robe and ensuite, ensure ample space and privacy for every family member. But the real gem of this home lies upstairs - a spacious self-contained flat offering a light & bright living space, complete with a kitchenette, bedroom, walk-through robe, and ensuite. Whether it's accommodating guests, housing extended family, or providing a teenager's retreat, this versatile space offers endless possibilities. Entertain in style all year round in the undercover outdoor alfresco area, perfect for BBQs and gatherings with friends and family. Stay comfortable in any season with air conditioning throughout the home, while NBN connectivity ensures you're always connected to the digital world. The heart of the home, the modern kitchen, features stainless steel appliances and gas cooking, catering to even the most discerning chef. And when it's time to venture out, you'll find yourself just a short stroll away from the Welwyn Avenue Shopping Precinct, Manning Primary and St Pius Primary Schools, local parklands, and the serene riverside - ensuring convenience and tranquility at your fingertips. Nestled in a leafy, convenient location, this home offers the perfect balance of privacy and community. Ideal for growing families who value a sense of belonging and want their children to thrive in a safe and welcoming environment, this is more than just a house - it's a place to call home. 2023/24 OUTGOINGS: City of South Perth | \$2,863.76 pa Water Corporation | \$1,666.84 pa Need more information? Contact your Local Rays of Sunshine - Kathryn Perin on 0405 709 763 or Cristina Spinella on 0414 400 136. \*Disclaimer: Ray White South Perth have in preparing this advert used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Reference to a school does not guarantee availability of that particular school. All distances are estimated using Google maps. Prospective purchasers should make their own enquiries with the relevant authorities to verify the information contained in this advert. ALL boundary lines and size on imagery is APPROX only.\*\*