

2/37 Godwin Avenue, Manning, WA 6152



Sold House

Friday, 8 September 2023

2/37 Godwin Avenue, Manning, WA 6152

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 525 m2

Type: House



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\$850,000

Proudly presented by Edward Lim Introducing 2/37 Godwin Avenue, your passport to a lifestyle of pure enjoyment! This rear 3 bedroom, 2 bathroom haven has been pampered with love and is ready for you to make it your own. The moment you step inside, you'll be welcomed by a generous formal living area at the front, setting the stage for a life of comfort and style. But wait, there's more! Venture to the rear, and you'll discover a spacious open plan living, kitchen, and dining space, eagerly awaiting your personal touch. It's the perfect layout for a life filled with ease and enjoyment. Now, let's talk about the open plan kitchen - the heart of this home. This culinary sanctuary combines functionality with flair. The flow is seamless, and it treats you to views of the undercover rear entertaining area. With ample cupboard space and modern appliances, including an oven, a cooktop, and a range hood, you'll become a culinary maestro in no time! But the magic doesn't stop inside. Step outside to the peaceful and tranquil undercover alfresco area. It's decked out with charming low-maintenance garden beds. Whether you're seeking a shady retreat on scorching summer afternoons or planning unforgettable gatherings, this outdoor space is your escape from the hustle and bustle. There's a well-sized laundry and a second toilet, adding convenience for you and your guests. Along the accommodation wing, you'll find three inviting bedrooms and a light-filled, spacious bathroom. Each of the three bedrooms boasts built-in robes, and the master bedroom adds the luxury of a private ensuite. Stay seamlessly connected and enjoy lightning-fast online experiences with the NBN ready connection (FTTP, the one everyone wants!). And if you're in need of extra storage space, there's an outdoor storage area at your service, making life even more convenient. As for location, it's a dream come true! Nestled on one of the area's most coveted tree-lined streets, right on the Como border, this home offers ultra-convenient living. You're just a hop, skip, and jump away from public transport options, easy freeway access and top-notch schools like Penrhos College, Aquinas College, Wesley College, Como Secondary School and not forgetting Curtin University. Living here is the epitome of ease!

The Home & What We Love?!* Built Year: 1994 | Block Size: 525m² & Build Up Area: 136m²* Unbeatable Location with an Envious Lifestyle* Uncommon Privacy & Serene Quiet, shh...* Utter Convenience! | Everything at your fingertips* Your own private undercover courtyard | The tranquillity is priceless!* Flawless indoor-outdoor living | Your oasis of relaxation* Low Maintenance | Yes, life simplified, joy amplified* NBN Ready (FTTP), say hello to lightning-fast connections* Handy outdoor storage room | For more storage * Effortless access to nearby public transport | Hassle free commuting* The Perfect Lock & Leave | Because your adventures await* Estimated rental of \$740 - \$760/week, your pocket's new BFF! Outgoings:* Council Rates: app. \$2,162.38 (FY 2023/24)* Water Rates: app. \$1,313.74 (FY 2022/23)* Strata Levies: NO SUCH THING! Don't miss out on this opportunity! Inspection is highly recommended. For more information or to arrange a viewing of this remarkable property, please don't hesitate to contact listing agent, Edward Lim on 0408 929 655. Your tranquil oasis awaits!** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**