

# 3/4 Downey Drive, Manning, WA 6152



## Sold Townhouse

Saturday, 9 December 2023

3/4 Downey Drive, Manning, WA 6152

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 194 m2**

**Type: Townhouse**



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**Range: \$785,000 - \$915,000**

Are you searching for the perfect downsizer or low-maintenance home? Then, this is the one. This delightful, very well-maintained townhouse offers an exceptional opportunity for a comfortable and convenient lifestyle. Key Features of this immaculately maintained family home:

**Quality and Style:** This property emanates quality and style throughout the downstairs living spaces, seamlessly transitioning to the easy-care outdoor courtyard.

**Privacy and Tranquility:** Tucked away for privacy on a leafy street in a boutique development of only five homes.

**Modern Living:** The modern, stylish development is perfectly positioned within walking or riding distance to some of Perth's best schools, social, and recreational hotspots.

**Family-Friendly:** Well-suited to a small family with young children, downsizers, a group of young professionals, or rural students with three bedrooms, two bathrooms, and a downstairs powder room.

**Interior Features**

**Welcoming Entry:** The welcoming entry maximises space and offers privacy, with a well-sized open-plan living area that leads onto a private and low-maintenance courtyard, perfect for outdoor entertaining.

**Contemporary Design:** Clean lines, a neutral colour palette, smooth rendered walls, and native landscaping complement the contemporary look of this home.

**High-Quality Finishes:** Downey Drive is a statement in chic contemporary living, offering high-quality fittings and finishes with attractive timber laminate flooring. All living areas have high ceilings creating a sense of spacious open living with cleverly designed storage spaces.

**Standout Kitchen:** The kitchen is another striking feature with Essastone benches, glass mirrored splashbacks, premium fittings, gas cooking, Stainless steel Bosch appliances, and ample bench and cupboard space.

**Comfortable Bedrooms:** All three bedrooms are generously sized with built-in robes - the master and second bedroom have double robes with full-length floor-to-ceiling mirrors.

**Bonus Space:** An upstairs living area or playroom provides valuable additional space for your needs.

**Modern Bathrooms:** The master ensuite and second bathroom are impeccable with Essastone benches and attractive frameless mirrored vanity cabinets and large rain shower heads.

**Additional Features - NBN- Alarm System - Secure remote-controlled double garage and storage- Motion-activated security lights- Landscaped gardens with automatic reticulation- Downstairs powder room**

**Nearby Amenities** Local Schools and University- 200m to Manning Primary School- 500m to St Pius X Primary School- 1.5km bike ride to Aquinas College- 1.6km to Como Secondary College- 2.3kms to Penhros College- 2.8kms to Curtin University

**Easy Shopping Access:-** 500m to Manning IGA- 2.2km to Waterford Plaza Shopping Centre

**Lifestyle and Recreation:-** 300m to James Millar Oval Precinct- 380m to Manning Library- 1-minute walk to Manning Senior Citizens and the Men's Shed- 900m to Neil McDougall Park- 5-minute walk to Canning River, surrounding cycle paths, and parklands- Technology Park 5 minutes away- 1.5km to Canning Station- 1.9km to George Burnett Park and Manning Markets- 2km to Raffles and other social options- 4.5km to Collier Park Golf Course- 9.3kms to the CBD-

**Council Rates:** \$2,863 per annum based on 2023/2024- **Water Rates:** \$950 per annum based on 2023/2024- **Strata Levies:** \$870 per quarter from 01/01/2024

**PROPERTY FEATURES:** Reverse Cycle Air Conditioning Alarm System Floorboards Remote Double Garage (2 spaces) Built in Wardrobes in all bedrooms Dishwasher Tumble Dryer and Washing Machine Total approx sqm 221sqm and approx 194sqm house

With a list of education, lifestyle, business, and social amenities within walking distance or a five-minute drive and excellent public transport access, this home is a must-see in a great location! Don't miss out on this opportunity for modern, convenient living. Contact Jamie Horner from Empire on 0403 305 023.