

32 Ways Road, Manningham, SA 5086

Raine&Horne.

House For Sale

Friday, 5 April 2024

32 Ways Road, Manningham, SA 5086

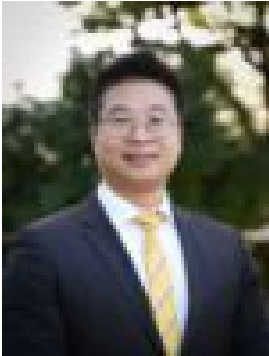
Bedrooms: 3

Bathrooms: 1

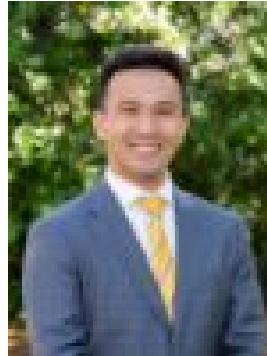
Parkings: 4

Area: 864 m2

Type: House



Jacky Yang
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Best offers by 29th April 2024 at 6pm (USP)

Uncover Your Ideal Residence at 32 Ways Road, Manningham Step into the quintessence of suburban life with this distinguished property, serenely positioned in the tightly held suburb of Manningham, merely 7km from the bustling heart of Adelaide. 32 Ways Road transcends mere location; it offers a gateway to a lifestyle where convenience melds with serenity, set on a sprawling 864m² plot that beckons with space and boundless potential.

Expansive Living Quarters: Boasting three large bedrooms, this residence is perfectly suited for families or professionals yearning for space to flourish. Coupled with a well-appointed bathroom and robust construction, it's ready to become your sanctuary.

Storage galore: The property features a commodious double garage, offering ample room not just for vehicles but for hobbies and storage, safeguarding your valued possessions.

Entertainment and Leisure: Designed with inviting living areas at its core, this home is a haven for both vibrant gatherings and tranquil moments, promising an enviable lifestyle.

Outdoor Potential Galore: The vast 864 m² plot offers infinite possibilities for those with a vision, from cultivating a verdant garden to envisaging a playground for children, or even contemplating an extension or redevelopment, subject to council consent (STCC).

Prime Location: Nestled in one of Adelaide's most coveted suburbs, the property is a brief drive from the dynamic Prospect Road, brimming with a cinema, shops, and cafés, ensuring entertainment and conveniences are always within reach. Additionally, it lies in proximity to Walkerville Shopping Centre and Northgate Shopping Centre, placing everyday necessities and retail indulgence at your doorstep.

Renovation Ready: With "good bones" and a layout conducive to both renovation and redevelopment (STCC), this home is ripe for those looking to imprint their style or envision a completely new legacy. 32 Ways Road, Manningham, is more than a mere dwelling; it's a canvas awaiting your personal touch, a space where your future can unfold. Ideal for growing families, professional couples, or visionary developers, this property encapsulates all the elements of a dream home. Seize the opportunity to join this vibrant community. Reach out today to explore how 32 Ways Road, Manningham, could signify your new beginning.

Property Highlights:

- A well-maintained original solid brick home on a substantial 864m² lot (Frontage 18.28m* Depth 47.24m)
- Perfect as a first home or a project with development potential (STCC)
- Authentic vintage interiors including original wallpaper and fixtures
- Warm living area with climate control options
- Functional kitchen/meals area
- Original bathroom with classic features
- Three spacious bedrooms, master with built-in storage
- Separate laundry and toilet facilities
- Expansive rear veranda with views of a lush garden
- Practical garage/workshop and garden shed
- Rainwater collection and security features
- An excellent buy with the potential for future enhancement
- Fixed Tenancy until May 2024 (Option to renew with current tenancy)

This property is a gem for those looking to invest, develop, or find their forever home, conveniently located near essential amenities and public transport. Nearby green spaces include Bennett Reserve, with additional recreational options at Broadview Oval, Klemzig Reserve, and the Gaza Sports and Community Club. For shopping, Greenacres Shopping Centre and the new Walkerville Shopping Centre are easily accessible, offering a blend of convenience and modernity. Educational needs are well-catered for, within the catchment area for Roma Mitchell Secondary College. Other schools in the area are Vale Park Primary School, Hampstead Primary School, Klemzig Primary School, Nailsworth Primary School and Hillcrest Primary School. The locality is also home to reputable private institutions such as St Monikas, St Andrews, Wilderness School, St Martin's, and St Josephs, making it an attractive proposition for families.

Property Details: Council | Port Adelaide Enfield Zone | EN - Established Neighbourhood \\ Land | 864 sqm (Approx.) House | 183 sqm (Approx.) Built | 1952 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC*

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