

35 Canavan Crescent, Manning, WA 6152



House For Sale

Wednesday, 22 May 2024

35 Canavan Crescent, Manning, WA 6152

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 916 m2

Type: House



Dean Sims
0893687200



Lili Tan
0498720009

NEW TO MARKET.

Properties of this size, nature and easily accessible location rarely come to market – this is a prime opportunity in a great position to secure a landholding with endless potential whether you are looking to occupy, renovate, lease out or hold for the future! A home that is comfortable and move in ready, yet offers scope to add value and leave your own mark.

Perfectly situated for you to enjoy and benefit from numerous nearby amenities, including McDougall Park, leading schools and tertiary education (including Penrhos College, Aquinas College, Curtin University and Como SHS) and a host of shops, cafes & dining options. It doesn't end there, with excellent access to public transport routes on your doorstep taking you to surrounding shopping centres and the CBD easily accessible - even without a car! Features of the home you will enjoy:- Spacious single level home on 916sqm- Zoned R30 under LPS7- Renovated kitchen with freestanding gas stovetop and oven, stainless steel rangehood and ample bench & cupboard space- Three large bedrooms, two with BIR's- Modernised bathroom with bath/shower and double vanities and separate WC- Separate laundry with direct outdoor access and overhead cupboards- Separate self contained unit/extension with its own private entrance and large bedroom, private bathroom, kitchenette and living area- Large outdoor yard with a patio for year-round entertaining and a large, grassed yard- Huge, powered workshop with access to drive through from the main garage; plus an additional garden shed- Large front courtyard with plenty of additional parking space- Air-conditioning and ceiling fans - Solar panels- Attic storage

Disclaimer: The information provided has been prepared with care however it is subject to change and is not intended to form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.