

35 Mannion Way, Kardinya, WA 6163

 buymyplace

Sold House

Saturday, 9 March 2024

35 Mannion Way, Kardinya, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 686 m²

Type: House



buymy place
1300289697

\$1,050,000

Phone Enquiry ID: 226770 Hide away from the world with everything you need in this bright family home filled with natural light. Ample storage inside and out, established reticulated garden beds and trees, a luxury resort-style heated pool, air conditioning throughout and much more. Finding this type of space and privacy in the suburbs is a rarity. Positioned on a spacious, private & functional 686 sqm green title block. With a renovated 2 story brick veneer home. It is only a 15-minute car ride to Fremantle and South Beach. 20 minutes from the CBD. The location epitomises what makes Kardinya so popular, within proximity to public transport, schools, shopping, Murdoch University, Fiona Stanley, St. John of God Hospital and much more. The neighbourhood is quiet, friendly and safe, surrounded by long-standing owner-occupied houses, making it perfect for families or professionals looking for a comfortable place to call home. Ground floor# 3 x bedrooms all with large double built-in wardrobes and all with split system aircon units - recently serviced and cleaned# Renovated bathroom with bathtub# Separate toilet# Spacious laundry with wall to wall & floor to floor linen closets and mounted dryer included # Plentiful storage including attic and storage under the staircase with built-in safe # Open plan kitchen, dining and lounge with built-in TV unit - split system air con unit - recently serviced and cleaned Upstairs# Master bedroom with walk-in wardrobe and ensuite. Including split system air con unit# Large functional Office with custom-made furniture included in the sale. Including split system air con unit# Second lounge area with mounted TV bracket Outdoors# 3 x generous-sized powered sheds# Pizza oven# Large pool with beach entrance with electric heat pump and blower# Secure Parking for 3 cars including remote access gate# Intercom bell and keypad entry on walkway gate# Safe kids play area with putting green# Reticulated garden beds and lawn # Large entertainers' deck with storage underneath along with hidden pool equipment Inclusions:# Office furniture in the upstairs office If the buyer wants any additional furniture this can be discussed Conditions of sale:# Settlement date for mid-May 2024# A \$10,000 deposit is required upon acceptance of the contract# Certificate of electrical compliance provided by seller Offers over \$1,000,000