

**47 Bickley Crescent, Manning, WA 6152**

**House For Sale**

Tuesday, 16 January 2024

**Jones  
Ballard**

47 Bickley Crescent, Manning, WA 6152

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 843 m2**

**Type: House**



Nik Jones

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## NEW TO MARKET

Ideally located on one of the most sought-after streets in the desirable McDougall Lake Precinct, this appealing residence is perfect for those seeking a big, comfortable family home with all the 'I wants', with the added benefit of a huge corner landholding with development potential underpinning your investment in your family's future. A versatile floor plan offers plenty of room for the whole family, with spacious formal and casual living zones, a large master suite at the front of the home and a separate accommodation wing for children and guests, while the north-facing undercover outdoor entertaining area overlooks the back yard and sparkling pool, providing the ideal setting for summer fun.

**FEATURES YOU WILL LOVE:**

- 5 bedrooms, 3 bathrooms, 4 WCs, study/activity, 2 living zones
- Large front lounge room with high ceilings, fireplace recess with gas point
- Huge open plan main living and entertaining area, flowing to alfresco living
- Spacious master suite with spa-ensuite, and walk-in-robe
- Separate accommodation wing, with 4 large bedrooms, 2 bathrooms, activity room/study
- Light-filled kitchen with breakfast bar, overlooking main living zones, yard and pool
- Gleaming timber flooring, soaring ceilings, and abundant northern natural light
- Ducted reverse cycle air conditioning, fibre-to-the-premises NBN, underground power
- Undercover outdoor entertaining area, big backyard, 10.5m swimming pool
- Established private garden setting, reticulated from a bore
- Prime 843sqm corner block, zoned R20

**WHAT'S NEARBY:** Perfectly positioned within one of Perth's most desirable family neighbourhoods, within easy walking distance of great schools, parks and shops, and with easy access to the city, everything you need is within easy reach, including:

- 650m to Curtin Primary School
- 1km to Como Secondary College
- 600m to Neil McDougall Park
- 500m to Manning IGA, and a selection of cafes, shops and restaurants
- 600m to Manning Community Hub, library, sports grounds
- 700m to Two Hands Noodle House and an array of eateries at Ley St
- 1.1km to freeway entrances
- 1.5km to Canning Bridge Station
- 1.5kms to Gentilli Way boat ramp, river
- 950m to St Pius X Catholic Primary School
- 1.7km to Waterford Plaza Shopping Centre
- 1.6km to Penrhos Ladies College
- 1.7km to Aquinas College
- 2.3km to Curtin University
- 7km to Perth CBD

All offers are invited by 4:00pm (WST) on Wednesday 31st January 2024 (unless sold prior). Offers will be conveyed to the sellers as received and responded to on or before the campaign end date. The seller reserves the right to sell at any time prior to the end of the campaign. Our last few similar listings have sold within days of hitting the market, so be sure to be amongst the first to inspect this week. For all enquires, including guidance on pricing, please call Nik Jones on 0417913966, or for the quickest and most detailed response, please send an email enquiry directly from this website.

**THE DETAILS:** Local Authority: City of South Perth  
Council Rates: \$3,449.63 per annum  
Water Rates: \$1,914.26 per annum  
Land Area: 843sqm | Zoning: R20