

# 49 Manly Crescent, Warnbro, WA 6169

## Sold House

Thursday, 4 April 2024

49 Manly Crescent, Warnbro, WA 6169

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 169 m2

Type: House



Samantha Fillingham  
0497287354

**\$710,000**

Discover your ideal family sanctuary offering close proximity to schools, amenities, and transportation. Neutral tones and exquisite hybrid wood flooring set the stage for a home with timeless elegance. Indulge in premium comforts throughout, featuring a state-of-the-art reverse cycle air conditioning system (7 zones) ensuring year-round climate control, while the multiple solar panels promise energy efficiency, keeping utility costs in check. Designed with family living in mind this home boasts multiple living areas and four generously sized bedrooms complete with robes. The master suite is complemented by an ensuite. Additionally, there's potential for a 5th bedroom or nursery /study area to cater to evolving needs. At the heart of the home lies the gourmet kitchen, equipped with ample cabinetry, sleek stone benchtops, breakfast bar and a spacious butler's pantry. Seamlessly flowing into the open-plan lounge and dining area, it sets the stage for effortless entertaining and relaxation, extending onto the expansive gabled patio perfect for al fresco dining or relaxation amidst the reticulated gardens. The generous backyard also offers ample space for a future pool (subject to approval) and multiple sheds. Completing the picture of comfort and convenience are additional highlights such as a comprehensive security system, a complete home water filtration system and for added peace of mind, roller shutters adorn the front windows, ensuring privacy. All on a generously sized 683sqm block. With its thoughtful design, premium features, and enviable location, this home epitomizes modern family living at its finest. Don't miss the opportunity to make it yours. **\*\*Private viewing only\*\*** Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.