

# 51B Parsons Avenue, Manning, WA 6152



## House For Sale

Wednesday, 15 May 2024

51B Parsons Avenue, Manning, WA 6152

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 400 m2

Type: House



Chiara Pacifici

## Expressions of Interest ~ Please call the agent

Create a lifetime of family memories in this superbly appointed large family home, only a short stroll to Challenger Reserve and the stunning Canning River. You won't compromise on quality, liveability or functionality with luxury appointments, high quality design features and an exceptional floor plan perfect for the busy family. At Ground Level: As you enter the home, you'll set foot on to rich Spotted Gum flooring that flows beautifully throughout the home. Double doors open onto the ground level separate theatre room offering a perfect break-away for the kids or can be used as a ground floor studio / home office. This room opens onto the spacious tiled alfresco area, complete with a cedar-lined ceiling surrounded by an established native garden. The ground level includes three spacious bedrooms, all with double mirrored sliding robes, high quality ceiling fans and timber venetian blinds. The family bathroom boasts a lovely deep bath, a double-sized shower recess, feature tiling and a large rectangular basin. A separate powder room is conveniently located for guests. Second Level Luxury Comfortable in both summer and winter, the main living area offers a tree-top aspect with North-Eastern orientation and blue sky views out towards the Perth Hills. With neutral tones, the open plan gourmet kitchen, dining and living areas are spacious and practical and offer plenty of overhead and under bench cabinets, a Smeg 900mm cooktop and electric oven, a Bosch dishwasher and Caesar Stone benchtops complete with breakfast bench. There's also a walk-in pantry, mosaic-tiled splash-back and a double fridge/freezer recess. The main spacious living area connects via French doors to the expansive tiled balcony and entertaining area which enjoys a leafy view and incorporates a cedar-lined ceiling, and an impressive 8-burner GasMate BBQ with built-in sink and fridge. The master suite is located on this level and has direct balcony access, a modern ensuite with twin vanities and double-sized shower recess and a ceiling fan. A generous, customised walk-through robe cleverly connects the master bedroom with the adjoining hallway where you'll find the large study (or 5th bedroom), and guest powder room. The Great Outdoors Privately positioned on a 400sqm rear lot, set behind secure electric gates and attractive tree-lined driveway make this a perfect 'lock-and-leave'. Built in 2012, the home presents as new with nothing to do besides move in and enjoy Manning's riverside lifestyle. The expansive driveway accommodates many vehicles, with double garaging and additional room for a boat, trailer or caravan. Reticulated, low maintenance gardens complete with a highly productive lime tree, make this impressive home a rare find. Cycle around the river, walk the dog along pathways to Challenger Reserve and onto Canning River. Close to desirable schools such as Aquinas College, Penrhos Ladies College and Como Secondary College, Waterford Plaza, Curtin University and various local shops and cafes. Property Features You'll Love: • 4 bedrooms plus study (5th room), 2 bathrooms, 2 powder rooms • Multiple living areas, including a theatre/activity room, family living, expansive downstairs alfresco and spacious upstairs balcony • Prime 400sqm rear survey-strata block (excluding driveway) • Spotted Gum flooring throughout, with carpets to bedrooms and study • Deluxe kitchen with Caesar Stone benchtops and Smeg/Bosch appliances • Multi-zoned ducted reverse cycle air conditioning • Modern Plantation Shutters upstairs and Timber venetian blinds downstairs. Energy efficient LED downlights throughout • 2 x designer ceiling fans and gas bayonet in living area • Double garage with remote controlled door and secure internal access to the home • Plenty of additional secure off-street parking, plus a large space for a boat/trailer/camper • Double built-in robes to minor bedrooms, walk-through robe to master suite, ceiling fans in all bedrooms • 3 linen/storage cupboards, plus under-stairs storage and large laundry cupboard • Fibre-to-the-Premises NBN connection • electric double-gate entry to driveway • Low maintenance, reticulated gardens and lawn, established highly productive lime tree • Tree top views to Perth Hills from the upstairs living areas and balcony Land size: 400 sqm. Building size: 299sqm (approx. see indicative site / floor plan)