

# 53a Mantua Crescent, Churchlands, WA 6018

## House For Sale

Wednesday, 17 April 2024

53a Mantua Crescent, Churchlands, WA 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 408 m2**

**Type: House**



Richard Clucas  
0400412824



Michael Hallam  
0407470100

## Mid \$1millions

The Opportunity: Positioned on a 408sqm block, 53A Mantua Crescent showcases timeless character and modern functionality. With double brick and suspended slab construction, the residence offers a spacious open-plan layout, charming outdoor entertaining areas, and treetop views. Situated only steps from Newman College, a short distance to Hale School and the coast, it strikes the perfect balance of tranquility and convenience. Through the charming stained-glass front door, the interior celebrates space and light with thoughtful detailing. The ground floor unfolds into an open-plan kitchen, living and dining area extending through French doors to a paved alfresco perfect for bringing the family together. A secondary living area on this level includes more French doors, a bay window creating a flood of natural light and a feature arch doorway for an added touch of elegance. The ground floor is also home to the master bedroom and semi ensuite. As you ascend the staircase, framed by a grand arch window, the second level unveils two more generously sized bedrooms and a well appointed bathroom, complete with a convenient laundry chute. Enhanced by a balcony boasting captivating treetop vistas, this floor offers a tranquil retreat from the bustling world below. There is no doubt, 53A Mantua Crescent exemplifies quality craftsmanship and considerate design. Whether it's enjoying local walking trails and green spaces or relaxing in the breeze on your private balcony, this home offers an idyllic setting for a variety of lifestyles.

The Features:

- 408sqm block
- Double brick and suspended slab construction
- Open plan kitchen, living and dining opening to undercover paved alfresco
- Kitchen with tiled splashback and walk in pantry
- 5 burner Delonghi gas cooktop, electric oven + grill and LG dishwasher
- Second living area downstairs with French doors, bay window and decorative arch to hallway
- Downstairs master bedroom with four door built-in robe
- Semi ensuite with shower and separate toilet
- Bedroom 2 with four door wardrobe, access to balcony and elevated treetop views
- Bedroom 3 with three door wardrobe
- Upstairs bathroom with shower, separate bath, laundry shoot and separate toilet
- Reverse cycle ducted air-conditioning
- New carpet throughout
- Reticulated gardens
- Additional linen cupboards near kitchen and staircase landing
- Double garage with two storage cupboards, shoppers entry and roller door to courtyard/drying area

The Lifestyle:

- 59m Bus Stop
- 220m Newman College
- 400m Abbeybrook Reserve
- 700m Churchlands Senior High School (catchment)
- 1.3km Churchlands Primary School (catchment)
- 1.6km Hale School
- 2.1km Chime Cafe
- 2.4km Floreat Forum
- 4.1km Floreat Beach
- 5.3km Glendalough Train Station
- 5.7km Freeway (Powis St entry)

The Outgoings:

- Water Rates: \$1,725.77 per annum
- Council Rates: \$2,490.94 per annum

Contact Richard Clucas TODAY for more information: P: 0400 412 824E: richard@edisonmcgrath.com.au

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