

6 Bruning Road, Manning, WA 6152



Sold House

Friday, 22 September 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 401 m2

Type: House



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Offering a low-maintenance lifestyle of unparalleled comfort and convenience, this impressive 3 bedroom 2 bathroom-plus study family home will inspire you with its inviting ambience and an array of desirable features. Beyond a striking double-door entrance lies a large and versatile front study that has double doors of its own and can easily be converted into a fourth bedroom, depending on your personal needs. Both the spacious second and third bedrooms nearby have built-in wardrobes and are complemented by built-in hallway linen storage, a powder room and a main family bathroom with a shower and vanity. A huge open-plan living, dining and kitchen area forms the central hub of the house with its recessed ceiling, funky pendant light fittings, double-door storage pantry, sparkling stone bench tops, glass splashbacks, dishwasher, integrated electric range-hood, hotplate and oven appliances, sleek white cabinetry, microwave nook and floating island breakfast bar, whilst the connecting laundry is functional and has its own broom cupboard and under-bench storage space. There is a separate linen cupboard too – next to the living zone and directly opposite a massive rear master suite where an enormous walk-in his-and-hers fitted dressing room leads into a commodious fully-tiled ensuite with a walk-in rain shower, separate bubbling spa bath, a toilet and a stylish stone vanity. Outdoor access from the living area and to the fabulous alfresco-entertaining deck is rather seamless, with the beautiful backdrop to it all created by a shimmering below-ground swimming pool. Completing this outstanding package is a huge double lock-up garage with a storage area, access to the side of the property and a handy internal shopper's entry door. Doubling as a true haven for families seeking the perfect blend of modern living and natural beauty, this wonderful residence finds itself nestled just footsteps away from Curtin Primary School, Como Secondary College, the McDougall Park Community Kindergarten, bus stops, lush local parklands, the George Burnett Leisure Centre, Manning Skate Park and excellent community sporting facilities, with the likes of Collier Park Golf Course, Penrhos College, Curtin University, Waterford Plaza Shopping Centre, cafes, restaurants, Aquinas College, Wesley College, the Canning Bridge Train Station, the freeway, the buzzing South Perth foreshore and our picturesque Swan and Canning Rivers all conveniently located only minutes away in their own right. A dream lifestyle truly does exist – and it's right here, waiting for you!

FEATURES INCLUDE:

- Large open-plan living/dining/kitchen area
- Study
- Alfresco deck
- Swimming pool
- Ducted air-conditioning
- Side drying courtyard off the laundry
- Gated side access

Council Rates: Approx \$3,225 per annum
Water Rates: Approx \$1,741 per annum

Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.