

**9 Manila Place, Warnbro, WA 6169**

**Harcourts**

**House For Sale**

Wednesday, 13 December 2023

9 Manila Place, Warnbro, WA 6169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 150 m2**

**Type: House**



Peter Padovan

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## FROM \$529,000

Situated towards the end of a cul-de-sac on a very manageable 485m<sup>2</sup> block, 9 Manila Place has been beautifully and expertly renovated to a very high standard. Boasting 4 bedrooms, 2 stunning bathrooms, 2 adjoining living areas and fully equipped kitchen and laundry. The double brick and tile home has been fully gutted and skilfully and very tastefully renovated using quality fixtures and fittings throughout. Featuring stunning tiles to all living and wet areas of the home and carpets to the bedrooms, the décor is chic contemporary neutral – the perfect backdrop for your own style and colour furnishing and decorating choices. Filled with natural light, 9 Manila Place exudes a very appealing, light, bright and airy ambience which extends throughout the home and even to the outdoor areas. Outside the home includes double carport and an extra paved parking bay beside it. There is a paved colour bond patio overlooking the rear yard – perfect for BBQ's and outdoor living and entertaining. The gardens are very waterwise and low maintenance with the rear yard featuring Astroturf and paving. The front gardens being lawned with two small border gardens with very hardy and waterwise shrubs and plants. With no extra investment required, 9 Manila Place is an ideal and affordable choice for 'First Home Buyers' or families requiring a minimal upkeep, beautifully presented new home. Alternatively, 9 Manila Place would represent a prudent and affordable addition to any Investment Portfolio. A current rental appraisal is available on request. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address."

**Features of the Home:**

- Enter from front portico through triple lock crim-safe security door to foyer and featuring a double shelved storage cupboard in the hallway opposite the master bedroom.
- Lounge/Dining - an expansive area overlooking the front garden and the side rear yard and including a gas bayonet and RC Split AC.
- Family - leads from the dining area and is open plan to the kitchen. Overlooking and opening to the patio and outdoor living and entertainment area and including a large, double walk in storage cupboard.
- Kitchen - overlooks the patio and rear yard and featuring an under bench fan forced electric oven, 4 burner induction hob, stainless extractor, stainless dishwasher, pantry, fridge space and ample under bench and overhead, soft closing cabinetry.
- Master Bedroom - is situated at the front of the home overlooking the front gardens and including 4 built in robe.
- Ensuite - features a shower with twin raindrop roses, double vanity with extra storage and sort close doors.
- WC.
- Bedrooms 2 + 3 - both overlook the side and 1 includes a robe.
- Bedroom 4 - overlooks the rear yard and includes double robes.
- Family Bathroom - features a bath, separate shower with twin raindrop roses, vanity with extra storage and soft closing doors.
- Laundry - with overhead and under bench soft closing cabinetry and linen cupboard. Separate WC.

**Outdoor Features:**

**Front:**

- Double car port is under the main roof.
- Parking - is always an important feature in a cul de sac. There is a paved parking bay beside the carport and driveway parking for up to 4 extra vehicles.
- Garden - is lawned with a mulch garden bed at the front of the home and a white stone pebble garden bed across the entrance and to the side of the carport. The beds have been planted with mature waterwise and hardy shrubs and plants.

**Rear:**

- Patio - is a paved colour bond structure with the paving extending beyond the patio perimeter.
- Garden - the entire back and side yard features deep green, low maintenance Astroturf – and it looks amazing.
- Access - side access is possible for small vehicles from the front to the rear.
- Clothes Line - a generous paved area with clothes line is situated to the off side of the property.
- Off Side - the off side of the home is neatly finished with white stone and concrete stepping stones.

**Locations:**

9 Manila Place is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions.

- Goodstart Early Learning Warnbro Sth - 2 minute drive.
- Chuckles Childcare + Early Learning Centre - 3 minute drive.
- Warnbro Pre Kindy - 4 minute drive.
- Koorana Primary School K-6 - 2 minute drive.
- Warnbro Primary School K-6 - 5 minute drive.
- Living Waters College PP-12 - 4 minute drive.
- Warnbro Senior High School 7-12 - 4 minute drive.
- South Coast Baptist College PP-12 - 7 minute drive.
- Warnbro Shopping Centre - 3 minute drive.
- Star Gate Shopping Centre + IGA - 5 minute drive.
- Warnbro Tavern - 5 minute drive.
- Aqua Jetty - 4 minute drive.
- Balaka Reserve (play equip lawned spaces + large shade trees - 3 minute WALK).
- Capella Carpark and BEACH - 6 minute drive.
- Train Station - 5 minute drive.

With its stunning presentation and its Masterful Makeover, it is clear that 9 Manila Place will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 9 Manila Place at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own'. You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.