

**Address available on request, Manning, WA 6152**



**Sold House**

Wednesday, 6 September 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 458 m2**

**Type: House**

**\$1,210,000**

ALL OFFERS PRESENTED BY 4:00 PM (WST) MONDAY 25TH SEPTEMBER 2023 (UNLESS SOLD PRIOR) PRICE GUIDE AVAILABLE ON REQUEST

Perfectly positioned on the area's most desirable tree-lined street, in the sought-after McDougall Park Precinct right on the Como border, this modern single-level residence by renowned Ross North Homes is a family paradise. This ultra-convenient lifestyle location offers easy access to public transport options, the freeway (heading north or south), and leading schools such as Penrhos College, Aquinas College, Wesley College, Curtin University, and Como Secondary School. A wide and inviting frontage greets you on arrival, where an architectural façade and manicured gardens set the tone for the quality that awaits inside. Beyond the front door, you'll discover a cleverly designed and functional family-friendly floorplan, including an expansive open-plan kitchen, lounge and dining area, plus a separate theatre room. This home has space in all the right places. When it's time to retire for the day, there are four generous bedrooms and two bathrooms. The secluded master suite boasts a large walk-in robe and an ensuite, all minor bedrooms have built-in robes, and the second bathroom has a bath. Outside, there's plenty of room for children and pets to play in a private and secure environment, and entertainers will enjoy the undercover decked alfresco, ideal for hosting family and friends all year round. Warm, neutral tones feature throughout, and the inclusions you have come to expect in a home of this calibre, such as ducted reverse-cycle air-conditioning, an alarm, double lockup garaging, attic storage, brand new reticulation, and NBN connectivity, have all been incorporated. There are insufficient superlatives to describe how this home makes you feel, so I encourage you to experience it yourself. Be quick because the only luxury not on offer here is time.

PROPERTY PARTICULARS: Internal Area|188m<sup>2</sup> Garage|40m<sup>2</sup> Alfresco|14m<sup>2</sup> Land Area|458m<sup>2</sup> Parking|Double lock-up garage plus additional off-street parking

2022/23 OUTGOINGS: City of South Perth|\$3,090.00 pa Water Corporation|\$1,749.30 pa