

14 Marsh Avenue, Manning, WA 6152

House For Sale

Wednesday, 10 July 2024

**Jones
Ballard**

14 Marsh Avenue, Manning, WA 6152

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 594 m2

Type: House



Shaun Yeo

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Tory Carter

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Expressions of Interest

>> HOME OPEN: This Saturday 13th July at 10am - 10:40am Discover this deceptively spacious family home on 594sqm Green Title block, perfectly located in the heart of Manning. Ideal for families, this residence offers a fantastic size and layout that will appeal to many. This freshly painted home features three separate living zones including a split level front lounge room with cathedral ceilings that creates an inviting atmosphere. The formal dining area is perfect for special entertaining events, while the open plan family and casual meals area off the central kitchen offers open plan convenience. The home includes a separate kids' activity room or large upstairs teens' retreat/ man cave with access to a private balcony. The versatile layout and multiple living options make it great for all age entertaining. The king-sized master bedroom boasts a walk-in robe and a private ensuite with a separate toilet, while the three great sized secondary bedrooms each come with double built-in robes. A separate study at the front of the home provides a quiet workspace. Additional features include bi-fold doors to large outdoor living area, fabulous timber-lined patio with a ceiling fan, and a great-sized rear yard with a lawn area for children and pets. Enjoy the convenience of living in an established suburb with easy access to excellent local schools, shopping, and dining options. This home is centrally located with quick freeway access, just minutes from Perth CBD, the river playground, Aquinas College, Curtin University, and the recently expanded Waterford Plaza. Don't miss the vibrant farmers markets every Saturday morning, just a short stroll away. EXTRA FEATURES:> Beautiful jarrah wood flooring> Fully ducted and zoned reverse cycle air conditioning downstairs> Split system air conditioning upstairs> Split system in the study.> Security alarm system, and a CCTV system provide comfort and peace of mind> NBN connectivity > Double remote controlled garage> Secure front yard with gardens and lawn area> Automatic reticulation system and garden shed offer additional convenience Water Rates: \$1,867.37 City of South Perth Rates: \$3,835.58 Get in touch with Shaun Yeo on 0417 836 667 or Tory Carter on 0404 418 331 for more information or to receive an appraisal on your property. Disclaimer: Whilst every care has been taken in preparing this advertisement and all information is provided in good faith, neither the agent nor the seller accept responsibility for any errors, omissions, or mis-descriptions. Prospective buyers should make their own independent enquiries to their full satisfaction in relation to the property prior to submitting an offer.