

3/11 Arthur Avenue, Manningham, SA, 5086



House For Sale

Friday, 30 August 2024

3/11 Arthur Avenue, Manningham, SA, 5086

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House

Torrens Titled 2 Bedroom Home. Just like New.

Sensational Solid Brick Starter in Peaceful Lifestyle Locale!

Perfectly positioned amongst the verdant reserves, parks and vibrant open space areas of Broadview and Manningham, this upgraded solid brick unit features generous living areas and ample yard space across a clever 2 bedroom, 2 bathroom design.

Enjoy the lifestyle benefits of being so close to the Broadview Oval, just around the corner from Bennett Memorial Reserve and playground, and just a short walk to public transport on North East Road.

Ducted evaporative air-conditioning and a gas log fire will ensure a cosy interior environment, while security roller shutters to the main windows provide comfort and peace of mind when you are at home or away.

Sleek tiled floors and fresh neutral tones flow effortlessly throughout the living spaces, offering a thoughtful contemporary decor for your everyday casual comfort. Relax in a large living room with plenty of space for the entire family or enjoy casual relaxation in a combined kitchen/dining room.

The kitchen has been thoughtfully upgraded and features sleek gloss bench tops, wide sink, tiled splashbacks, crisp modern cabinetry, stainless steel free standing gas stove, breakfast bar and ample cupboard space.

Both bedrooms are of good proportion and both offer ceiling fans for your year-round comfort. The master bedroom provides a built-in robe and ensuite bathroom while bedroom 2 is serviced by a full main bathroom with separate bath and shower. A separate toilet and traditional laundry complete a value packed interior.

Step outdoors and enjoy a generous rear yard where there's ample lawn space for the kids to play and a garden shed with extra wide door (1100mm) for your outdoor storage.

10 solar panels will ensure your energy bills are always low while a single carport with ample storage area offers sheltered accommodation for the family car.

Briefly:

- * Sensational solid brick unit in peaceful lifestyle location
- * Just around the corner from Broadview Oval & Bennett Memorial Reserve
- * Within easy walking distance to public transport
- * Generous 358m² allotment
- * Sleek tiled floors and fresh neutral tones to the living spaces
- * Large living room with gas log fire
- * Generous combined kitchen/dining room
- * Upgraded kitchen offers sleek gloss bench tops, wide sink, tiled splashbacks, crisp modern cabinetry, stainless steel free standing gas stove, breakfast bar and ample cupboard space
- * 2 spacious bedrooms, both with ceiling fans and quality carpets
- * Bedroom 1 with built-in robe and ensuite bathroom
- * Bright main bathroom with separate bath and shower
- * Separate toilet
- * Traditional laundry with exterior access
- * Large back yard with garden shed and plenty of warm space for the kids
- * 10 solar panels for reduced energy bills
- * Ducted evaporative air-conditioning
- * Oversized single carport with ample room for outdoor storage
- * Perfect starter or fabulous investment opportunity

Perfectly located just around the corner from Bennett Memorial Reserve and just a short walk to Laurie Knight Reserve and with the recreational and sporting grounds of Broadview Oval, Prospect Bowling Club and Klemzig Reserve with the Gaza Sports and Community Club, all within easy reach.

Local unzoned primary schools include Hampstead Primary and Open Access College. The zoned high school is Roma Mitchell Secondary College. Quality private schooling is nearby at St Josephs, St Monica's, St Andrews, St Martins & St Pius X School.

Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness.

Greenacres Shopping Centre and the new Walkerville Shopping Centre are both quite accessible for a modern and

convenient shopping experience.
A great opportunity not to be missed!

Specifications:

CT Reference / 6264 / 361

Council / City of Port Adelaide Enfield

Zone / Established Neighbourhood

Year Built / 1978

Land Size / 358 m² approx

Council Rates / \$1,098.55 per annum

SA Water Rates / Supply \$78.60 & Sewer \$86.95 per quarter + usage

Emergency Services Levy / \$113.70 per annum

Professionals Manning Real Estate

265 North East Rd Hampstead Gardens SA 5086.

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Disclaimer.

If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy.

Professionals Manning Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.

Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents.

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289