

43A Cloister Avenue, Manning, WA, 6152

House For Sale

Wednesday, 25 September 2024

**Jones
Ballard**

43A Cloister Avenue, Manning, WA, 6152

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Nik Jones

0894741533

Appealing 'Green Title' Family Home, Close to Schools and the River

Privately nestled on a family-sized 513sqm block in one of this Manning's most popular tree lined streets, this well-designed single level home is a rare find. Ideally located close to great schools, parks, shops and the river, and with large living spaces and good-size bedrooms, this delightful home offers a timeless sense of comfort and style throughout. The main living and entertaining zones flow through to a big undercover alfresco area, overlooking the large backyard, which features a generous grassed area in a garden setting, providing the ideal space for children and pets to play. Crisp neutral tones provide a sense of relaxed, casual elegance, while recent upgrades ensure there is nothing for you to do but simply move in and enjoy all that this beautiful home has to offer.

Whether you are a family seeking the ideal home to settle into the area, downsizers looking for a single level home that still maintains a sense of space and quality, or even an investor after a great property on an elusive 500sqm+ 'green title' block in a high-yielding growth area, then your search may finally be over. Be sure to put this one on your 'must see' list.

- Open plan main living and entertaining area overlooking the back yard
- Front sitting room, central study area opening to courtyard
- Beautiful big kitchen, miles of bench space, quality stainless steel appliances
- Large main suite with twin mirrored built in robes, stunning ensuite, separate WC
- Spacious 2nd bedroom with built in robes, semi-ensuite access to the bathroom
- Good size 3rd and 4th bedrooms, both with built in robes, courtyard outlook
- Ducted reverse cycle air conditioning, solar panels, FTTP NBN
- Relaxing neutral tones, and crisp white plantation shutters throughout
- Delightful back yard, with plenty of room for kids and pets to play
- Private, peaceful setting behind walled-and-gated front gardens
- Double garage with remote controlled door, rear store shed
- Prime 513sqm green title block, automatic reticulation
- Walk to the river, parks, sporting clubs and Manning Community Hub
- Close to the shops, cafes and bars of the bustling Welwyn Ave Village
- A short stroll to St Pius X and Manning primary schools and local kindy

Our last few similar listings have sold within days of hitting the market, so be sure to be amongst the first to view this week. For all enquiries, including guidance on pricing, please call Nik Jones, or for the fastest, most detailed response, send an email enquiry directly from this website.

THE DETAILS:

Local Authority: City of South Perth

Council Rates: \$3,065.74 per annum

Water Rates: \$1,516.44 per annum

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.