

**56 Marsh Avenue, Manning, WA 6152**



**House For Sale**

Thursday, 4 July 2024

**56 Marsh Avenue, Manning, WA 6152**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kathryn Perin  
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## BEST OFFER

Your Local Rays of Sunshine welcome you to 56 Marsh Avenue, Manning. Discover the epitome of family living in this exquisite Webb Brown-Neaves built home, nestled on a generous 837 sqm green title block. Perfectly designed for the modern family, this residence offers spacious living areas, stylish entertaining options and a tranquil retreat to relax and play.

**Exceptional Living Spaces** Step inside to find two expansive living areas that cater to both formal and casual gatherings. At the heart of the home lies a well-appointed kitchen, featuring:

- Stone countertops
- A spacious pantry
- A dishwasher and breakfast bar
- Water connection to the fridge
- Franke sink

Whether you're hosting a dinner party or enjoying a quiet family meal, this kitchen makes every occasion special.

**Outdoor Entertaining at Its Best** Venture outside to the stylish alfresco area, complete with new jarrah decking. Overlooking a sparkling below-ground saltwater swimming pool and surrounded by a mature garden, this space is ideal for summer barbecues and poolside gatherings. The reticulated garden, fed by bore water, ensures lush, green surroundings year-round.

**Prime Location** Located in a vibrant community, this home is just a stone's throw from riverside walks and local parklands. Convenience is at your doorstep with easy access to:

- Top-tier schools such as Aquinas & Penrhos Colleges plus a dedicated bus service to Santa Maria.
- Curtin University
- Public transport
- Welwyn Avenue shops and cafes
- Village Green Shopping Centre

**Features at a Glance**

- Large 26-metre street frontage
- 5th bedroom or study
- 2 large living areas plus stylish outdoor entertaining
- 2-car garage with shopper's access direct to the kitchen
- NBN and three-phase power
- Ducted air conditioning and ceiling fans
- Beautiful timber floors

This home is a true sanctuary, offering everything a busy family needs to entertain, relax and thrive. Don't miss your chance to own this stunning property at 56 Marsh Avenue, Manning.

**PROPERTY PARTICULARS** Land | 837sqm Green Title House | 238sqm Built | 1998 Price Guide | Suit Buyers 'High \$1 Mil's' 2023/24

**OUTGOINGS:** City of South Perth | \$3,135.26 pa Water Corporation | \$1,776.96 pa

Need more information? Contact Your Local Rays of Sunshine Kathryn Perin on 0405 709 763 or Cristina Spinella on 0414 400 136.

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