

**6 Arthur Avenue, Manningham, SA, 5086**

**Professionals**

**House For Sale**

Friday, 30 August 2024

6 Arthur Avenue, Manningham, SA, 5086

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Extended & Renovated Your New Home

Auction: Saturday 21st September @ 11:30am (USP)

This property is being auctioned with no price guide.

Nestled behind a private and secure fence with electric driveway and pedestrian gates and intercom access, this stylishly renovated and extended family home is sure to impress the most fastidious of buyers.

Entering the front door, the allure of the rich, solid timber floors that flow through the home, are but a preview of what is within. 3 generous bedrooms, all have floor to ceiling built-in robes, ceiling fans, warm plush carpet and large picture windows. A 4th bedroom set to the front of the home is the perfect parent's bedroom, complete with its own retreat or 2nd lounge, however, these effectively 2 spacious joined rooms offer versatility of options and uses, it even has a cozy gas log fireplace. The home is serviced by 2 upgraded family friendly bathrooms, the main with a step-up spa bath to soak away a hard day or take the kids bath time to a whole new level.

The heartbeat of any home, the modern, contemporary kitchen with stone benches, and stainless Euro appliances, including a 900mm gas cooktop, wall mounted oven and Miele integrated dishwasher. It also has lots of storage with a corner pantry and soft-closing cabinets. A sizeable open plan living is adjacent to the kitchen and offers designated dining and living areas. High ceilings, custom glazing and glass sliding doors add to the appeal of this beautiful, lofty space. Alfresco living is a must, with an enticing stone-paved entertaining area with a massive wrap around, centre pitched, all weather verandah. Raised garden beds create a sense of separation between the entertainment area and established child and pet friendly grass and gardens. The huge palm, apart from a gardeners feature tree, also offers a shady space for summertime playing.

Other value packed features include, LED lighting, a modern reverse cycle ducted air conditioning for all seasons, roller shutters to the front of the home, 3 phase power connected, alarm system and a huge 11kw "as new" solar system to keep the cost of living down.

A massive triple car (end on end) drive through garage offers a multitude of uses or workshop options. With another 3-4 car allocations securely parked in the driveway behind the auto gate.

Manningham is a boutique sized inner Northeastern suburb with gorgeous Jacaranda lined streets, traditional blocks, established houses and gardens and some great open parks and areas to explore. Linear Park is also close by to exercise and play. A choice of local shopping centres, Greenacres, Sefton Plaza and NorthPark being the larger. Modbury hospital and TTP are an easy drive. The O'Bahn interchange for convenience is also nearby and importantly, only 5kms to the CBD.

Zoned for Vale Park Primary School and Roma Mitchell Secondary School and many private schools accessible.

Your opportunity to secure this immaculately presented family home in a tightly held suburb where all the work has been done. Move in, put your feet up relax!

Council rates: \$472.10 P/Q

Zoning: Established Neighbourhood

SA Water: \$230 + usage p/q

ESL: \$193.35 P/A

RLA 188874