

**63 Manning Road, Flagstaff Hill, SA, 5159**



**House For Sale**

Tuesday, 1 October 2024

63 Manning Road, Flagstaff Hill, SA, 5159

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Spacious Family Living in Flagstaff Hill - Welcome Home

Please contact Robbie Leigh or Levi Sakkas from Magain Real Estate to discuss further...

A stunning opportunity awaits to secure a spacious and functional family home in one of Adelaide souths most desired locations.

Set back on a lane street away from the main road you will find 63 Manning road Flagstaff Hill.

A two story home boasting 5 Bedrooms, 3 Bathrooms, 3 living areas, dedicated and casual dining areas, large sunroom and undercover entertaining!

Further Details and Highlights:

- Torrens Titled 560 m2 Block
  - 191m2 internal living
  - Freshly Painted Interior throughout
  - New Flooring throughout entire home apart from tiled areas
  - Security Shutters on all windows Electric and Manual (Including Sunroom exterior windows)
  - Newly added Upstairs bathroom
  - 5 Bedrooms
  - 3 Bathrooms
  - Spacious Main Living
  - Second Living/Lounge
  - Spacious Kitchen with Plenty of Storage
  - Dishwasher
  - Family Dining
  - Additional Sunroom
  - Reverse cycle Heating/Cooling
  - Combustion heater
  - Large Garden Shed
  - Double Car Garage
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- Council Rates \$2132 Per Year
  - Water Rates \$187.45 Per Qtr plus usage

Enjoy the tranquility of this prestigious suburb whilst having convenient commute options to Marion Shopping Centre, Finders University and Hospital and close to Marion and Adelaide's Brighton Beach.

Soon to be even closer access to the Expressway via Majors Road.

Nature trails and reserves in several directions and Happy Valley Reservoir close by. Quality schools in close proximity of Flagstaff Hill Primary and Aberfoyle Park High School.

Flagstaff Hill Foodland or the Hub Shopping Centre for all your amenities and public transport options at every turn!

This beautiful home is move in ready and won't be on the market for long...

We look forward to seeing you at the open inspection soon!

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified.

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