

47B Godwin Avenue, Manning, WA, 6152

Duplex Semi-detached For Sale

Saturday, 30 November 2024



47B Godwin Avenue, Manning, WA, 6152

Bedrooms: 4

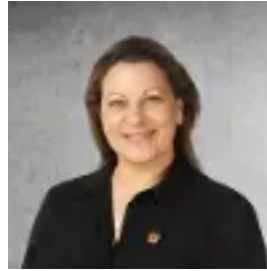
Bathrooms: 2

Parkings: 2

Type: Duplex Semi-detached



Tony De Graaf
0894742000



Nicola Tobin
0894742000

FAMILY PARADISE

MARKET LAUNCH SATURDAY 30 NOVEMBER FROM 1.00PM TO 1.30PM

PRICE GUIDE - FROM \$1.1M

BEST OFFER BY 5.00PM TUESDAY 10 DECEMBER | UNLESS SOLD PRIOR

Nestled on a generous 472m² block in a quiet cul de sac at the end of a family friendly street, this beautifully presented, standalone 4-bedroom, 2-bathroom property offers the perfect combination of space, privacy, and convenience. With a functional layout and a host of recent upgrades this home is move in ready!

Key Features:

Open-Plan Living: A spacious main living area combines the kitchen, dining, and lounge, flowing seamlessly out to the covered alfresco which is ideal for entertaining year-round.

Modern Kitchen: The brand-new kitchen with quality finishes and fixtures is a standout feature, perfectly suited to family living or hosting guests.

Additional Living Area: A secondary lounge provides flexibility for those needing extra living space and makes for a great TV room.

Outdoor Appeal: A fully fenced, wrap-around garden offers a secure, low-maintenance space for children or pets to play, while also being ideal for entertaining.

Recent Upgrades:

Freshly painted throughout with brand-new carpets.

Efficient LED down lights installed throughout the property.

Both bathrooms refurbished with new tap ware, shower screens and toilets

Location Highlights:

Walking distance to the locally loved Neil McDougall Park which is perfect for outdoor activities.

Close proximity to Como Secondary College and other quality schools.

📍 This home is ideal for families seeking space and privacy, down sizers looking for low-maintenance living, or investors searching for a property with broad appeal.

Other features that you will love:

Economical ducted evaporative air conditioning

Brand new kitchen with new appliances, a gas cooktop and plenty of storage

Brand new carpets throughout

Brand new window treatments throughout

Brand new LED down lights throughout

Modern security screens to all openings including front and sliding courtyard doors

Alarm system with external perimeter and internal sensors

Built in robes to all minor bedrooms

Key lockable safe

Rooftop solar PV

City of South Perth - \$2,784 p/a

Water Corporation - \$1,551 p/a