

# 127 Manning Road, Bentley, WA 6102

ACTON

**belle**  
PROPERTY

## House For Sale

Monday, 30 December 2024

127 Manning Road, Bentley, WA 6102

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 773 m2**

**Type: House**



Kym and Shane Vasile  
0894742088

## Expressions Of Interest

This beautifully maintained French country cottage inspired home and stunning gardens are sure to set your hearts aflutter from the moment you step through the front gate! Privately tucked away on a generous 773sqm, R80-zoned, green title block, this property offers an abundance of possibilities...1) Move in and love coming home to the character and charm of this French country cottage style home privately tucked away amongst lush gardens2) Land bank for your future and enjoy a potential rental return of \$600/week3) Rent out the home whilst you plan for subdivision or development in this up and coming suburbWhether you're looking for a place to call home, an investment for your future or a development site, this gorgeous home offers you all of this and more. WHAT'S TO LOVE INSIDE?Open plan l-kitchen- living - dining with beautiful garden outlookFrench country style kitchen with gas cooking, stainless steel appliances and a breakfast barGenerous master bedroom with direct access to beautiful gardens and a double mirrored built in robe2 good sized minor bedrooms, with leafy outlooksCentral family bathroom with natural stone flooring, a skylight and separate shower and bathtubSun room with its own entrance - perfect for a work from home set up Functional laundry with built in storageSeparate toiletWHAT'S TO LOVE OUTSIDE?773sqm GREEN TITLE R80 ZONED blockBeautiful, established, landscaped gardens Private patio and decking to front yardSpacious alfresco area to backyard 2 car garage (tandem) and additional off street parking for a further 4 cars. Fully fenced and secureUtility area tucked away out of sightFriendly, nesting family of willy wag tails - how many photos can you spot them in? BONUSES TO LOVE?Evaporative ducted aircon throughout Wall unit air conditioning to sun room and lounge room Wood fired heater to lounge room Large linen cupboardTimber floorboardsRental potential \$600/weekWHAT'S TO LOVE ABOUT THE LOCATION?Manning Farmers Markets on your doorstep5 minutes drive to Village Green Shopping Centre (formerly Waterford Plaza) Less than 9km to Perth CBDLess than 2km to Curtin UniversityEasy access to main roads and public transport for hassle-free commutes.Just 3km to Westfield Carousel offering a fantastic range of shops, restaurants and cinemasWalking distance to local shops, parks and playgroundsRATES AND FEES?Water Rates: \$946.67 Per AnnumCouncil Rates: \$1,362.39 Per AnnumThis home is truly full of surprises, and needs to be seen to appreciate all it has to offer. Don't miss out on the opportunity to make it yours!