

**18 Bruning Road, Manning, WA, 6152**



**House For Sale**

Monday, 28 October 2024

**18 Bruning Road, Manning, WA, 6152**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



**Matt Kalos**

0892172000

## Manning Family Home, To Be Sold under the Hammer!

Discover the charm and lifestyle of 18 Bruning Road, Manning, a beautifully presented home that perfectly blends modern convenience with family-friendly living. This spacious property boasts a generous land area of 1,065 sqm, providing plenty of room for outdoor entertaining and relaxation.

### PROPERTY HIGHLIGHTS

- **Modern Kitchen:** The well-appointed kitchen features contemporary appliances including an inbuilt coffee machine and microwave, ample storage and a scullery. This functional layout is perfect for those who love to cook and entertain.
- **4 Bedrooms, 3 Bathrooms:** The master bedroom is a private retreat with a walk-in robe and ensuite, while three additional guest master and ensuite plus walk in robe, two large minor bedrooms all with built-in robes, providing plenty of space for family or guests.
- **Multiple Living Areas:** Enjoy generous living spaces that are perfect for family gatherings or entertaining friends. Double glazed windows down the hallway showcasing the resort style living, the open-plan design with the gas fires in the alfresco and lounge create a warm and inviting atmosphere throughout the home.
- **Outdoor Oasis:** Step outside to your private oasis. The expansive backyard features a covered alfresco area Patio with automatic louvre roof and blinds, perfect for BBQs and outdoor dining with a resort style saltwater, solar heated pool. Towards the rear of the property, you'll find an outdoor rustic bar, ideal for hosting or enjoying a quiet drink in the evening. Whether you're swimming laps, unwinding with friends at the bar, or dining in the alfresco, this home offers the ultimate outdoor lifestyle experience.
- **Large outdoor shed/ workshop:** This property comes with a large outdoor shed/workshop that's perfect for a variety of uses. Whether you're a DIY enthusiast, or in need of extra storage space, this versatile structure offers endless possibilities.
- **Double Lock-Up Garage and parking for a boat/ caravan:** Secure parking with additional storage space above in the boarded garage roof.
- **Prime Location:** Situated in a quiet street, 18 Bruning Road is just moments away from local parks, schools, shopping centres, and public transport, ensuring that everything you need is within easy reach.

### PROXIMITY

- 2.7km to Curtin University
- 1.8km to Freeway
- 9.2km to Perth CBD
- 7.6km to Crown Casino & Optus Stadium
- 5.1km to Perth Zoo
- 2.1km to Waterford Plaza
- 17minute drive to Perth Airport

### Why You'll Love It:

This property offers more than just a house-it's a place where lasting memories are built. Whether you're relaxing in the multiple living areas, or hosting gatherings in the outdoor entertaining space, this home provides it all. Don't miss out on this rare opportunity to secure this stunning family home in the sought-after suburb of Manning.

Contact us today for more information and a copy of the auction details! Matt Kalos 0467 885 527 -

Laura Duke 0413 047 648

\*Note\* this property is to be sold at Auction however the seller reserves the right to accept an offer prior without notice.

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