

# 22 Manberry Crescent, Harrisdale, WA 6112

## House For Sale

Friday, 10 January 2025

22 Manberry Crescent, Harrisdale, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Ronnie Singh  
0430161765

## End Date Process

All offers presented on or before 6pm Tuesday the 28th of January 2025. (The sellers reserve the right to accept offer before the end date). This prestigious family abode is positioned in the ideal location, but also a well-designed home with high end appliances, multiple living spaces, and a beautiful low maintenance backyard. After the pristine frontage, you enter the expansive hallway filled with natural light. The vinyl flooring through the hallway and living area adds character to the space, while offering a comfortable and durable finish for the high traffic areas. Opening out into the kitchen, living and dining areas, you are welcomed to the mid-century modern style of the home. The kitchen is complete with a Smeg oven and cooktop, stone benchtops, and sleek overhead cabinetry with an undermounted rangehood. The feature tiled splashback, and wood finished cabinetry creates a warm and inviting space perfect for entertaining. The added scullery offers an additional induction cooktop and sink for preparing meals, as well as sought after storage. The generous open plan living and dining is a light and bright blank canvas that can be set up to suit your needs. Create a larger dining space for entertaining, as well as a comfortable area for family and friends to lounge in. For movies and binge-watching TV shows, head to the separate theatre. With plush carpeting and plenty of space for a comfy sofa, your movie nights have just levelled up! Guests can also be hosted outside, with the alfresco dining area complete with decking and a built-in bench for additional seating. The deck is bordered by ever green turf, and established flowerbeds providing thick lush greenery along the Colourbond fencing, and a pretty view from the outdoor dining set. Have your guests arrive through the side access to the house and avoid the messy footprints! When you have the house to yourself, enjoy time unwinding in the master suite. With carpeted flooring, a walk-in wardrobe, and a spacious ensuite, this is the perfect space to both start and finish your day! The single vanity has extra cabinetry and bench space to make storage and getting ready a breeze. The kids will love their rooms, featuring built-in wardrobes with mirrored sliding doors, carpet flooring, and big beautiful double windows. The common bathroom features a built-in bath, and generous vanity. This home comes with all the practical features including a spacious laundry area with ample bench space and side access. Complete with a double garage, solar panels, and security cameras, this home hasn't missed a trick! Being built just over 4 years ago, you can move in and settle in straight away, without the long list of home improvements. Instead, spend the time exploring your local surroundings with 3 parks, the pavilion, and a café all within 2km of your doorstep. Travel anywhere with ease with 3 train stations within 11km of home and enjoy the convenience of local shopping centres. To shop up a storm, take the short drive to Cockburn Gateway Shopping Centre, a shopping destination with all the big-name retailers. To experience the best in lifestyle and home design, make this home your own!

SCHOOL CATCHMENT  
Harrisdale Primary School (600m)  
Harrisdale Senior High School (1.0km)  
RATES Council: \$Water: \$1335  
FEATURES\* Built Year: 2020  
Circa\* Wide Front Entrance \* Vinyl Flooring\* Theatre Room\* Open Plan Living and Dining Area \* Ducted Reverse Cycle Air-Conditioning (Fujitsu)\* All Bedrooms with Carpet Flooring\* All Bedrooms with Built-in Wardrobes\* Master Suite with Walk-in Wardrobe and Ensuite\* Scullery in Kitchen with Induction Cooktop (Smeg)\* Stone Benchtops with Breakfast Bar\* Oven (Smeg)\* Burner Stove (Smeg)\* Overhead Cabinetry with Rangehood\* Pantry\* Laundry Area with Side Access\* Outdoor Alfresco Area with Built-in Seating\* Side Access to Backyard\* Flower Beds\* Low Maintenance Backyard\* Security Cameras\* Double Garage\* Solar – 3KW (Solis)  
LIFESTYLE  
400m – Wyoming Park  
750m – Heron Park  
750m – Dovedale Park  
1.1km – Harrisdale Pavilion  
1.4km – Baker's House  
1.7km – Timber Café  
1.7km – Carey Baptist College  
Harrisdale  
2.0km – The Village Harrisdale  
2.1km – Stockland Harrisdale Shopping Centre  
2.1km – Harrisdale Medical Centre  
3.1km – Pitcher and Mug Café  
3.2km – Piara Village Shopping Centre  
3.4km – Treasured Tots Early Education  
10.1km – Seaforth Train Station  
10.3km – Cockburn Gateway Shopping Centre  
10.7km – Cockburn Central Train Station  
11.3km – Cocburn ARC