

31 Ipsen Street, Manjimup, WA, 6258

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PROPERTY

House For Sale

Sunday, 3 November 2024

31 Ipsen Street, Manjimup, WA, 6258

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



Paul Rumenos
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Top shelf living

This solid brick and iron home built was by quality local craftsmen in the mid 1990's and has stood the test of time. Offering first-class living, it comes with the convenience of being close to the town centre with its medical services, schools, recreational facilities and grocery shopping, all less than 325m away.

The floor plan flows beautifully and allows it to connect perfectly with the outdoors. The front double-carport includes a handy shopper's entrance directly into the kitchen, which itself is a generous open-plan space to the meals and family area.

The kitchen is well equipped with good bench space including a breakfast bar, space for a large fridge and fully shelved large pantry. Designed to have excellent family interaction, the meals area can accommodate a large table for the flock to gather. This area connects to the outdoors, and the family room, to a massive undercover alfresco with protected alcove. There is year-round comfort with a woodfire heater and reverse cycle air-conditioning.

There is also a secondary area with a large formal lounge and dining room adjoining the family room and main entrance hall. The front of the house facade features twin bay windows with white wood shutters in the formal lounge and primary bedroom.

Accommodation includes a large private primary bedroom with walk-in-robe and well-appointed ensuite. The guest bedroom features large built-in-ropes with the main bathroom nearby and sliding door opening onto the alfresco alcove. The third bedroom is queen bed size with built-in-ropes, while the fourth could be used as a single/bunk bedroom or an office/study.

An amazing laundry completes this wonderful home with heaps of storage and linen cupboards, and purpose-built bench space suitable for arts, crafts, sewing or an oversized scullery suitable for bottling and preserving. The laundry also has a handy separate shower and WC all connecting to the alfresco alcove.

And there's more! Rear lane access brings you to a hard stand for up to 2 large vehicles, plus a 46sqm brick garage with drive-through roller doors at each end, a perfect workshop area for the handyperson. A 50sqm gated brick-walled area at the rear is perfect for a veggie garden or to store the boy's toys. Low maintenance gardens complete this package and are fully reticulated. They include raised beds, a private sunken garden and extensive brick paving making the property easy-care and virtually lock-and-leave.

This is a quality home on a quarter-acre block right in the middle of town. It's not to be missed. All inspections by private appointment only.