

32 Marsh Ave, Manning, WA, 6152



House For Sale

Sunday, 3 November 2024

32 Marsh Ave, Manning, WA, 6152

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



Cristina Spinella
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Kathryn Perin
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Spacious Single Level - Plus Versatile Granny Flat!

Your Local Rays of Sunshine Welcome you to 32 Marsh Avenue, Manning.

A stunning single-level family home, offering the ultimate blend of spacious living, versatility, and modern comfort on a sprawling 799 sqm green title lot and 354 sqm of living space.

From the moment you step inside, the home's thoughtful layout invites you into light-filled, open-plan spaces, ideally suited for families who value privacy, space, and flexibility.

The expansive master suite offers a private retreat with a walk-in robe and luxe ensuite, while all secondary bedrooms are generously sized, each with built-in robes, making it ideal for growing families or those seeking a forever home. A stylish family bathroom with a large walk-in shower recess and a well-appointed powder room provide plenty of options for guests.

At the heart of the home, the airy meals and family room is the perfect gathering space, beautifully anchored by a central kitchen featuring a large island bench and stainless steel appliances-a delightful setup for family dinners or entertaining. Adjacent to this open space is a media room and a separate study/home office, ideal for remote work or study.

The charm of indoor-outdoor living shines in the undercover alfresco area with café blinds, allowing you to enjoy outdoor dining and relaxation all year round. The vast grassed yard and powered garden shed provide ample space for gardening enthusiasts, pets, or children to play freely.

One of this property's standout features is the self-contained granny flat or fourth bedroom. Accessible from within the home yet equipped with a private external entrance, this versatile space boasts its own kitchen and living area, private courtyard, large bedroom with generous robes, and a modern ensuite. Perfect for multigenerational families or as an independent rental, this granny flat can generate a steady income stream or serve as a private retreat for guests, older children, or home business needs.

Equipped with ducted reverse cycle air conditioning, ceiling fans, and solar panels, this home offers year-round comfort and energy efficiency. With high-quality fixtures and a fresh, neutral palette, it's ready for you to move in and make your own.

Whether you're a large family needing room to grow, a multigenerational household, or a savvy investor, this rare find in the heart of Manning is not to be missed. Discover the lifestyle, space, and potential waiting for you at 32 Marsh Avenue!

2024/2025 OUTGOINGS:

City of South Perth | \$ 3,574.48 pa

Water Corporation | \$ 1,935.17 pa

PROPERTY PARTICULARS:

Built | 2018

Land | Green Title 799 sqm (approximately)

Internal | 354 sqm (approximately)

Need more information?

Contact Your Local Rays of Sunshine - Cristina Spinella on 0414 400 136 or Kathryn Perin on 0405 709 763.

***Disclaimer: Ray White South Perth have in preparing this advert used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Reference to a school does not guarantee availability of that particular school.

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