

55 Challenger Avenue, Manning, WA, 6152

House For Sale

Monday, 28 October 2024

**Jones
Ballard**

55 Challenger Avenue, Manning, WA, 6152

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Shaun Yeo

0894741533

New to Market - Parkside Family Paradise

First time offered in over 35 years!

Originally built in 1991, this expansive single storey home was ahead of its time for design and layout with an emphasis on family living and stylish entertaining. Sprawled across a 837sqm green title block in an enviable location opposite serene parklands that adjoin the Canning River foreshore playgrounds. - this is the perfect tranquil retreat to relax and play!

Perfectly designed for the modern family, this residence offers two expansive living areas that cater to both formal and casual gatherings. Venture outside to outdoor entertaining at its best - stylish alfresco area complete with servery and built in bbq area. Spend hours of enjoyment while overlooking a sparkling below ground swimming pool surrounded by mature gardens, ideal for summer barbecues and poolside gatherings.

- > King size master suite with walk in robe, huge open ensuite with separate wc and shower
- > Bedroom 2 is an ideal teen retreat featuring built in study area, built in robe and own outside entry
- > Bedrooms 3 and 4 are both queen size with built in robes
- > Separate study or work from home option.

Convenience is at your doorstep with easy access to top-tier schools including Aquinas & Penrhos Colleges plus a dedicated bus service to Santa Maria. Curtin University, public transport, Welwyn Avenue shops and cafes plus Waterford Plaza just a short trip away.

EXTRAS:

- > Reverse cycle ducted and zoned air conditioning
- > 16 panel solar system keeps those electricity bills down
- > Double remote controlled garaging provides secure parking
- > Loads of storage options
- > Separate storeroom
- > Reticulated gardens ensures lush, green surroundings year round

This type of home is becoming very rare in this area so be quick!

OUTGOINGS:

Council Rates - \$2,999.51 per annum (approx)

Water Rates - \$1,725.77 per annum (approx)

Get in touch with Shaun Yeo on 0417 836 667 for more information or to receive an appraisal on your property.

Disclaimer: Whilst every care has been taken in preparing this advertisement and all information is provided in good faith, neither the agent nor the seller accept responsibility for any errors, omissions, or mis-descriptions. Prospective buyers should make their own independent enquiries to their full satisfaction in relation to the property prior to submitting an offer.