

**2/39 Challenger Avenue, Manning, WA 6152**

**Villa For Sale**

Wednesday, 8 January 2025

**Jones  
Ballard**

2/39 Challenger Avenue, Manning, WA 6152

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Nik Jones

0894741533

## NEW TO MARKET

Ideally located opposite Manning Bowls Club and just a short stroll to Challenger Reserve and the river foreshore, this immaculate villa has the added benefit of being privately positioned within a rare strata-titled group of just nine homes, that were created exclusively for those who have reached retirement age, but still wish to enjoy independent living close to parks, sporting facilities and the river, providing a unique opportunity to live in a small community of likeminded home owners in a private, tranquil setting. The brilliant floorplan offers exceptional flexibility, with a spacious main bedroom featuring ensuite access to the bathroom, while a second bedroom is ideal for occasional guests, and a separate studio with its own sliding door access provides the perfect space for a home office or activity room. Open plan living spaces flow through sliding glass doors to a huge undercover alfresco area, ensuring that downsizing won't mean compromising on the quality of the lifestyle you are accustomed to. Additional features include:

- Two bedrooms plus large studio/activity room
- Open plan living, huge undercover outdoor entertaining
- Ducted evaporative air conditioning, Fibre-to-the-premises NBN
- Excellent security with gated front door entry, security screens
- Lock up garage with remote controlled door
- Energy-saving solar panel system with Fronius inverter
- Private, secluded position at the rear of the complex
- Well-maintained, fully owner-occupied 'over 55's' complex
- Privately positioned 226sqm strata-titled lot
- Close to public transport, local sporting clubs and the river
- Easy access to shops, cafes and community facilities

If you have been worrying that downsizing may mean compromising on lifestyle and location, then this delightful home is sure to be a pleasant surprise, and is a rare opportunity to secure an appealing, modern home in a great location, without fear of having to compete with investors and first home buyers to secure the perfect easy-care home. For further information, including guidance on pricing and a full Information Pack, please contact Nik Jones on 0417913966 or send an email enquiry directly from this website. THE DETAILS: Local Authority: City of South Perth Council Rates: \$1,987.78 Water Rates: \$1,184.22 Strata Costs: \$500 per quarter (approx.) IMPORTANT NOTE: This property has a registered 'Restricted Use' and may only be occupied by residents who are 55+ years of age, and/or their spouse. Please call the agent for further information. 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.