

19 Manya Close, GREENFIELDS, WA 6210

Corner Block Living with Side Access & Room to Personalise

Welcome to 19 Manya Close, Greenfields â## a neat and comfortable 3-bedroom home set on a generous 619sqm corner block, offering practical living, plenty of parking, and a chance to add your own touches.

With easy street access, the home features a single carport with roller door and drive-through access, providing convenient entry to the backyard. While there is a single driveway, there is still plenty of room in the front yard for additional parking. Diamond grille screens to the front of the home add security and peace of mind.

Step inside to a neutral, versatile interior. The front lounge includes a split system air conditioner and ceiling fan, while the open plan living and dining area is warmed by a slow combustion wood fire, with a ceiling fan and gas bayonet for added comfort.

The horseshoe kitchen offers plenty of cabinetry, fridge and microwave recesses, and a gas stove, perfect for everyday cooking. Bedrooms feature wood-look flooring, with the master offering semi-ensuite access to the bathroom for convenience.

Outside, the large gabled patio creates an inviting space for entertaining or relaxing.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 79P1623

SALE DETAILS

From \$649,000

CONTACT DETAILS

**Elders Real Estate
Mandurah**

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Mandurah, WA
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The side access through double gates is a standout feature, ideal for storing trailers, boats, or additional vehicles. A small garden shed provides extra storage, while the yard offer's a blank canvas, ready for your landscaping ideas.

Key Features Include:

- 3 bedrooms, 1 bathroom (semi-ensuite to master)
- 619sqm corner block
- Single carport with roller door & drive-through access
- Single driveway with additional front yard parking
- Diamond grille security screens to the front
- Neutral décor with wood-look flooring throughout bedrooms
- Front lounge with split system AC & ceiling fan
- Open plan living & dining with slow combustion wood fire, ceiling fan & gas bayonet
- Horseshoe kitchen with plenty of cabinetry, gas stove & fridge/microwave recess
- Large gabled patio â## ideal for entertaining
- Side access through double gates
- Small garden shed
- Gardens ready to personalise

This home offers comfortable, practical living with room to personalise, ideal for first home buyers, downsizers, or investors seeking a well-located property with space for cars, trailers, and a touch of creativity outdoors.

***The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.***

Other features: Close to Schools, Close to Shops, Close to Transport, Openable Windows

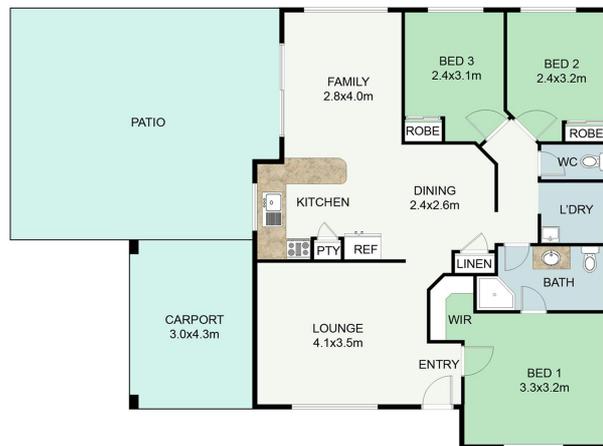
- Land Area 619.00 square metres
- Building Area: 94.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single carport











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

TOTAL AREA: 107.09m²

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