

## 8 Manya Close, GREENFIELDS, WA 6210

### Cul-de-Sac Living with Space to Entertain & Practical Family Features

Positioned in a cul-de-sac location in sought-after Greenfields, this well-maintained family home offers comfortable living, multiple entertaining spaces, and practical features designed for everyday convenience. Combining functional indoor living with versatile outdoor spaces, the property presents an excellent opportunity for investors alike.

Currently tenanted at \$660.00 per week, with the lease in place until 23/07/2026, the property offers an immediate investment opportunity.

#### Accommodation & Design:

Designed with functionality and comfort in mind, the home offers a practical floorplan with separate living zones and neutral finishes throughout.

A welcoming front lounge room positioned at the front of the home provides the perfect space to relax, complete with tiled flooring, neutral tones, and roller shutters to the front windows for additional privacy and comfort.

**TYPE:** For Sale

**INTERNET ID:** L40136208

#### **SALE DETAILS**

**From \$749,000**

#### **CONTACT DETAILS**

**Jacob King**  
0416438583

The carpeted master bedroom features a walk-in wardrobe, enclosed ensuite, and reverse cycle air conditioning for year-round comfort.

At the centre of the home, the open-plan living and dining area creates a functional hub for everyday living, complemented by reverse cycle air conditioning and easy flow through to the outdoor entertaining areas.

The kitchen is both practical and well-appointed, featuring an electric oven, gas stove, built-in pantry, dishwasher, microwave recess, and ample storage and bench space for everyday functionality.

The three additional bedrooms are well-sized, with ceiling fans fitted to two bedrooms, while the main bathroom remains functional and conveniently positioned to service the home.

#### Outdoor Living & Features:

Stepping outside, the home continues to impress with multiple entertaining areas designed for year-round enjoyment.

A spacious gabled patio creates the perfect setting for entertaining family and friends, while the additional flat roof patio provides a second versatile outdoor space overlooking the backyard.

The property also offers excellent practicality with a workshop complete with roller door access, ideal for storage, hobbies, or additional workspace, along with a separate small garden shed for extra storage solutions.

#### Property Features

- Currently leased at \$660.00 per week with lease expiry 23/07/2026
- Cul-de-sac location
- Roller shutters to front windows
- Separate front lounge room
- Neutral paintwork throughout
- Tiled living areas
- Double automatic garage
- Open-plan living and dining area
- Reverse cycle air conditioning to living area
- Functional kitchen with ample storage
- Electric oven and gas stove
- Dishwasher
- Built-in pantry
- Microwave recess
- Carpeted master bedroom

- Walk-in wardrobe to master suite
- Enclosed ensuite
- Ceiling fans to two bedrooms
- Functional main bathroom
- Gabled patio entertaining area
- Additional flat roof patio
- Workshop with roller door access
- Additional small garden shed

#### Location Highlights (Approx.)

- Close proximity to local schools and parks
- Easy access to shopping centres and everyday amenities
- Short drive to Mandurah CBD and Foreshore
- Convenient access to public transport routes

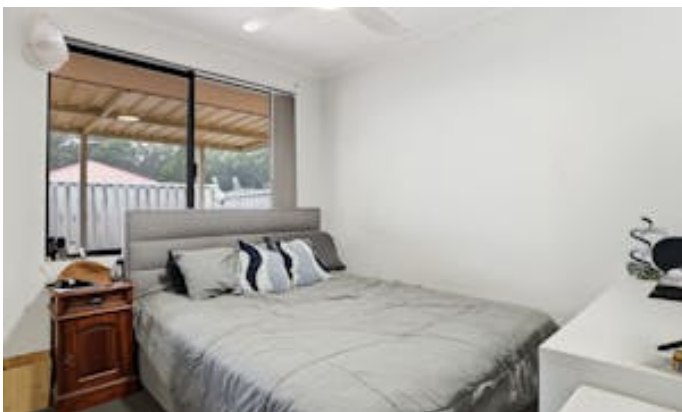
Offering practical living, multiple entertaining options, and immediate rental income, this well-positioned Greenfields property presents an excellent addition to any investment portfolio.

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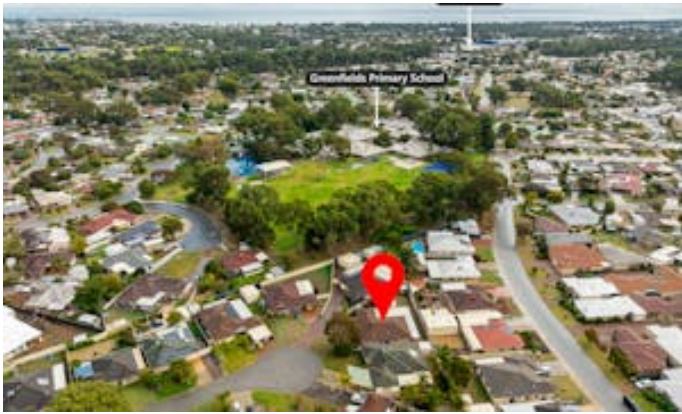
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- Land Area 635.00 square metres
- Building Area: 127.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards











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.

HOUSE : 127.39m<sup>2</sup>  
CARPORT: 23.78m<sup>2</sup>  
TOTAL : 151.17m<sup>2</sup>

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