



## 176B Manning Road, WILSON FOR SALE

### 3 bedroom house

BEST VALUE IN WILSON! OWNER WANTS IT SOLD.  
COME IN QUICK, PUT AN OFFER NOW OR IT WILL BE GONE!!! NO STRATA FEES.

Hidden Oasis, Private and Secure!

Rear quiet, secure, modern low maintenance home.  
Separate Theatre Room. Ideal for easy lock-and-leave living and is set close to Perth CBD.

This well-designed home in a sought after location would be ideal for the busy city professional, as an investment to rent to university students or for a young family seeking a convenient central location.

The spacious open-plan living/dining area features stylish easy-care floating flooring. The separate home theatre provides additional living space, and alfresco entertaining is easy in the paved courtyard.

#### Why Buy Me?

- BEST VALUE In WILSON!
- Formal lounge/theatre room could be used as a home office or fourth bedroom
- Separate open-plan family/dining area features stylish floating laminate flooring
- Family/dining area opens to low maintenance paved courtyard with established garden
- Generous modern kitchen with gas cooktop, dishwasher recess and double pantry
- Large master bedroom with walk-in robe and ensuite is privately located off the front entry
- Built-in robes to second and third beds; family-sized main bathroom with bath and shower
- Split-system air conditioning throughout; roller shutters to front windows
- Internal laundry with outdoor access and built-in linen cupboard; separate toilet
- Double lock-up garage features an adjoining storeroom with backyard access
- Plentiful extra off-street parking on the large paved driveway/forecourt

The home is conveniently set just steps to major bus routes on Manning Road. It's also walking distance to parks, Wilson Primary School and river-side parkland, moments to Curtin University and Waterford Plaza, and just 10km to Perth CBD.



**Jan Holloway**  
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Request a viewing, give feedback and make offers 24/7 through Purplebricks or Contact Ricco Agustandra to arrange an inspection on 0426 895 558 before it is gone.

**Features**

Built-In Robes  
Dishwasher  
1 Ensuite  
Floorboards  
1 Living Area  
Rumpus Room  
Courtyard  
Fully Fenced  
Outside Entertaining Area  
Remote Garage Door  
Secure Parking

**Land size**

353.00 Sqm

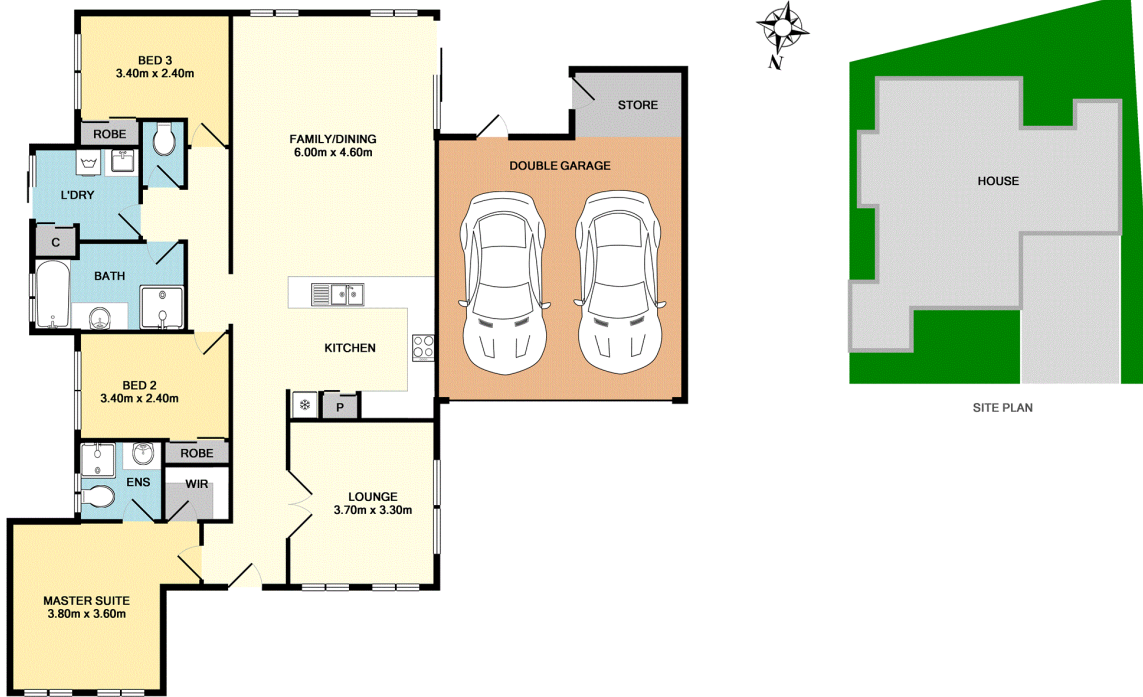


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TOTAL APPROX. FLOOR AREA 151.6 SQ.M. (1632 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.