



2/49 Griffin Crescent Manning, WA



## Spacious, Private, Secure!

CLOSING DATE SALE (UNLESS SOLD PRIOR)  
ALL OFFERS PRESENTED | THURSDAY 15 NOVEMBER | 6:30PM

This immaculate single level rear family home is a pleasant surprise. Ideal for downsizers, investors, first home buyers or just locals who understand how special this private location is.

The combination of a large floor plan, timber floors, neutral decor and modern inclusions are complemented by a private and secure position surrounded by low maintenance gardens on a 589 m2 Survey Strata lot.

A prime location, walking distance to Manning Bowling Club, Canning River, nature trails and cycle paths, along with easy access to public transport options to Canning Bridge Station, Curtin University

**Property Type:** House  
**Price:** Sold - \$725,000  
**Land size:** 589 Square Metres  
**Building size:** 222 Square Metres  
**Water rates:** \$1,494.00/year (approx)  
**Council Rates:** \$2,456.00/year (approx)



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Unit 2 / 49 Griffin Crescent, Manning, WA 6152