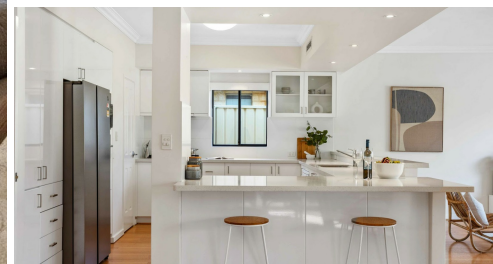


15 GRIFFIN CRESCENT, MANNING, WA, 6715

eatonproperty



SOLD

ENDLESS ENTERTAINING

End Date Sale
Offers close 4pm Monday 11th September (Unless Sold prior)

Entre
A perfect family home with 5 spacious bedrooms, 3 bathrooms, and a versatile office/study (or 6th bedroom). Enjoy movie nights in the theatre room and indulge in open-concept living. Outside entertaining with a pool and water feature, pizza oven and lush yard. Walking distance to nearby popular amenities.

External
This double-storey family home offers a timeless façade with feature-stacked stone and timber detailing and sits comfortably well back on the wide block providing a large front yard and double driveway for additional parking if needed.

Essence
The front door opens to reveal a double-wide hallway showcasing beautiful timber floors which are just the beginning of the clean lines and neutral tones throughout that achieve an uncomplicated and relaxed feel. Before you reach the French doors at the end of the hallway, there is an extra-large guest bedroom with semi ensuite or it could perhaps be a master bedroom on the ground level. There is also a comfortable lounge/theatre room for cosy movie nights at home and the executive home office will make work or study less of a chore. The rear of the ground level is dedicated to everyday living with both the family room and meals area connected to the timeless white kitchen. The large breakfast bar and ample bench space along with great storage options including a walk-in pantry as well as quality appliances all combine to deliver beauty and functionality. Double sliding doors seamlessly extend the family and dining rooms out to an expansive cedar-lined alfresco room which will easily host either your largest party or simple family dinners with the built-in pizza oven. The secure backyard is a paradise for kids of all ages with a large lawn and below-ground salt-water swimming pool while the extensive veggie garden and established fruit trees will delight any aspiring chef. The family should particularly enjoy sharing the regular bounty of the mango tree! The entire upper level is a dedicated bedroom zone with the master suite enjoying an oversized walk-in robe and a massive private ensuite with a relaxing spa bath. There are three additional bedrooms all with built-in robes and there is also a large family bathroom as well as a convenient separate powder room.

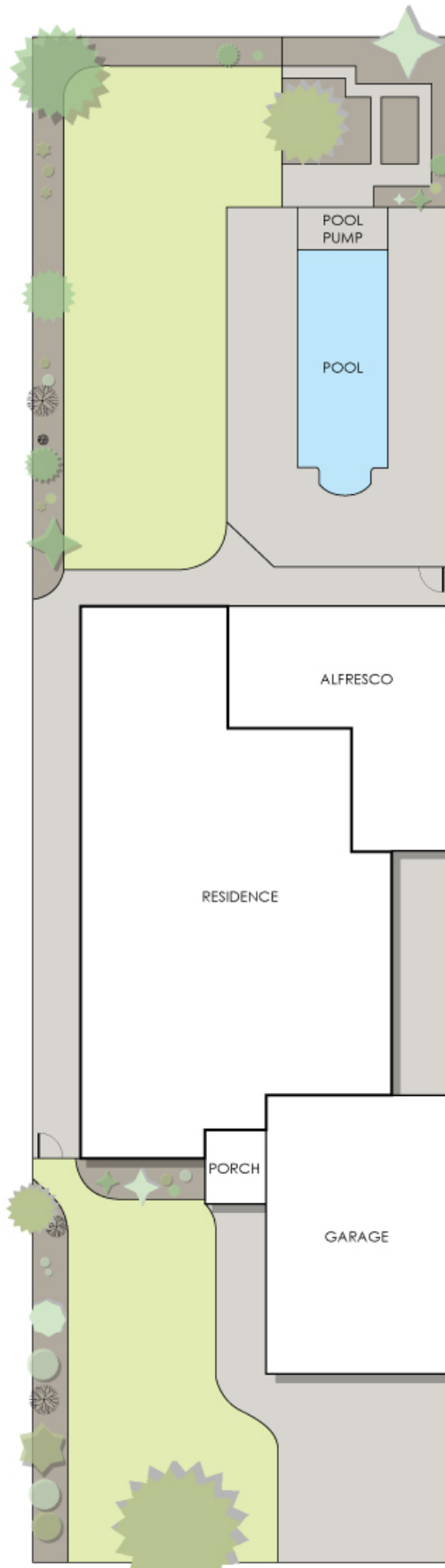
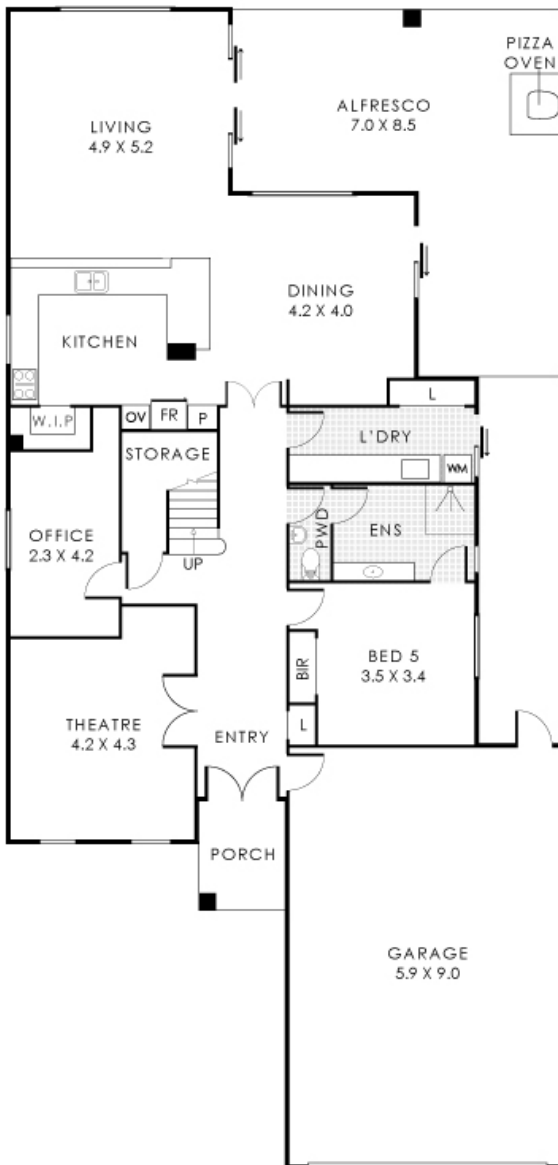
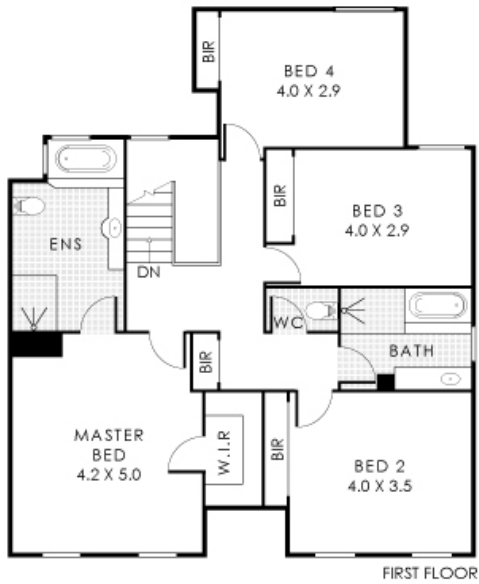
5 BED | 3 BATH | 2 CAR

PRICE:
\$1,750,000

OPEN FOR INSPECTION:
N/A



Jarrad Eaton
0403267251
jarrad@eatonproperty.com.au
eatonproperty.com.au



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Residence 288m² | Porch 4m² | Garage 56m² | Alfresco 40m²
Total Area 388m²

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 eatonproperty.com.au

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and dimensions shown are an approximate interpretation only. We do not accept any liability for any error, omission, misrepresentation or use of any information shown on this floor plan. ©creality
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