39B CLOISTER AVENUE, MANNING, WA, 6152

eaton property

SOLD

SURPRISING SPACE, SECURE SETTING, SUPERB LOCATION

UNDER OFFER - HOME OPEN CANCELLED DUE TO SUCCESSFUL OFFER

PRICE GUIDE
Suit Buyers Early $1,000,000s

END DATE SALE
Offers close 4pm Monday 1st September 2025 (unless sold prior)

ENQUIRE
Click "Get in Touch" or "Enquire" and send an online enquiry (not a SMS please) to receive further information.

SURPRISING SPACE, SECURE SETTING, SUPERB LOCATION

Tucked away at the end of a private, gated driveway, 39B Cloister Avenue is a hidden gem that blends space, comfort and convenience in one of Manning's most sought-after pockets. Set on a generous 580sqm rear lot, this inviting single-level home offers room for the whole family, a big backyard for kids and pets, and a location that puts schools, shops, cafés, parks, and the river all within easy reach.

Perfect for young families, downsizers or investors, you'll love being within walking distance of Manning and St Pius X Primary Schools, kindergarten, and just a short bike ride to Aquinas College. The Manning Hub and Welwyn Avenue shops are also close by, offering cafés, restaurants, IGA, the butcher, medical services, beauty salons, gym, pilates, child care, and even the local football club. With the river foreshore accessible from either end of the street, lifestyle here comes naturally.

The home is designed for easy living, with seamless integration between indoor and outdoor spaces — perfect in the warmer months when you can flow from the lounge straight to the backyard. The rear yard enjoys all-day sun while the front yard is shaded, making it comfortable year-round.

3 BED | 2 BATH | 2 CAR

PRICE:
$1,175,000

OPEN FOR INSPECTION:
N/A

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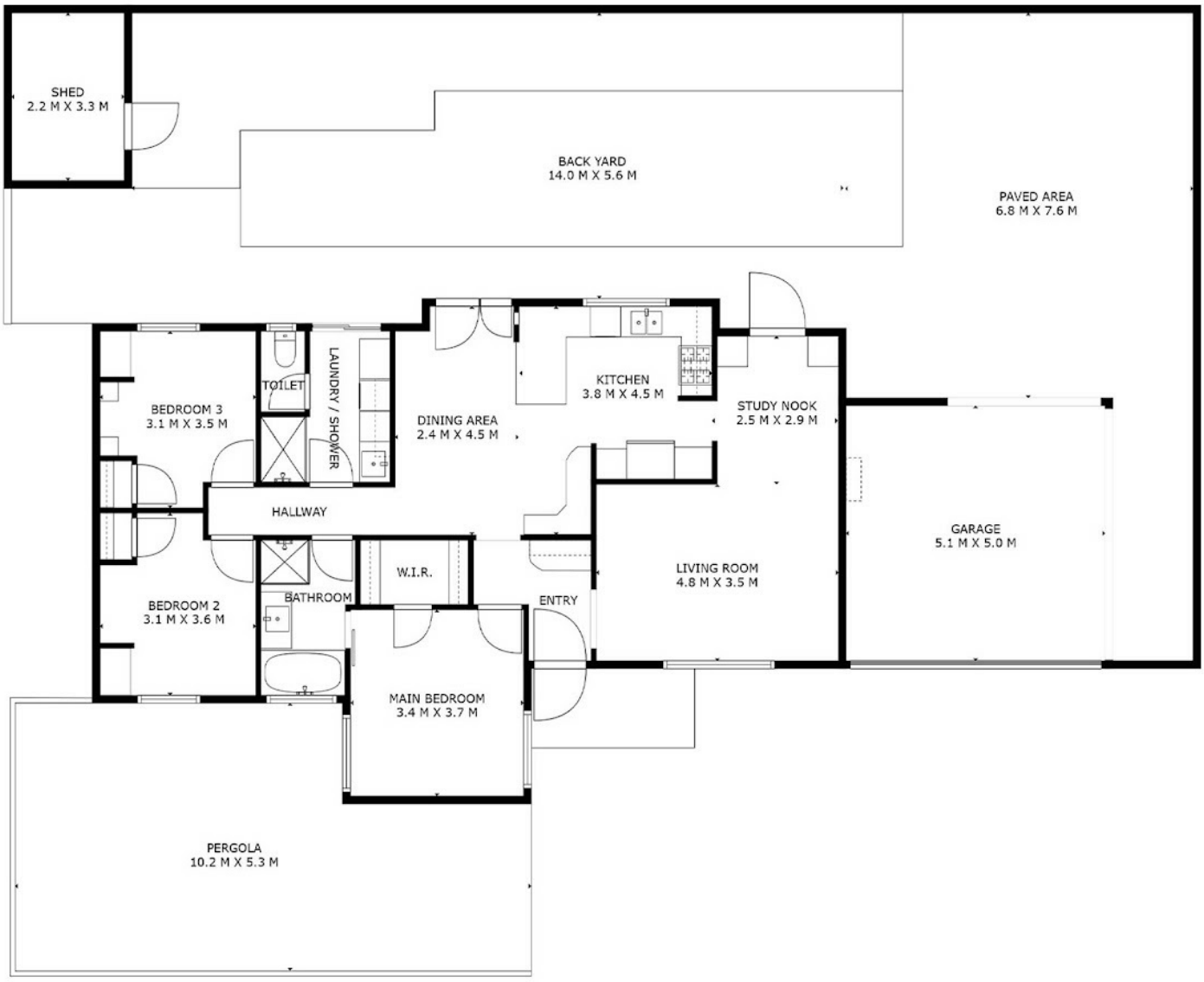

Approximate Areas

House Total	109m²
Shed	7m²
Garage	26m²
Total Lot Size	580m²

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.

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.
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