

39 CLOISTER AVENUE, MANNING, WA, 6112

eatonproperty



SOLD

CHARACTER, SPACE, AND LIFESTYLE IN MANNING

UNDER OFFER

PRICE GUIDE

Suit Buyers Early \$1,000,000s

END DATE SALE

Offers close 4pm Monday 13th October 2025 (unless sold prior)

ENQUIRE

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

CHARACTER, SPACE, AND LIFESTYLE IN MANNING

Set on a larger block than many comparable homes (542sqm) with a decent frontage, 39 Cloister Avenue blends the warmth of its original cottage charm with the versatility of an extension, creating a character-infused family home.

Featuring four bedrooms and two living areas, a formal lounge with a fireplace (ornamental) and a large rear living space, the home offers a flexible floorplan to suit families of all ages. High ceilings, timber floors and door frames, and generously sized rooms give lasting appeal. Recent updates include new carpet, fresh paint, new sheer curtains, a refreshed kitchen and bathroom, and split-system air conditioning.

Outdoors, the property provides excellent scope for the future, with a huge front yard, wide side access, and a backyard that's a tidy blank canvas. There's room to add a pool, establish a veggie patch or herb garden, or even enclose the front yard with a wall or charming white picket fence. The wide side access also provides space for a trailer, caravan or boat.

The location is second to none – walking distance to Welwyn Avenue shops and the Manning Hub for cafés, eateries, IGA, medical and fitness services, and close to excellent primary and secondary schools, Curtin University, the River and bushland. With the Freeway nearby and just

4 BED | 1 BATH | 1 CAR

PRICE:

\$1,307,500

OPEN FOR INSPECTION:

N/A

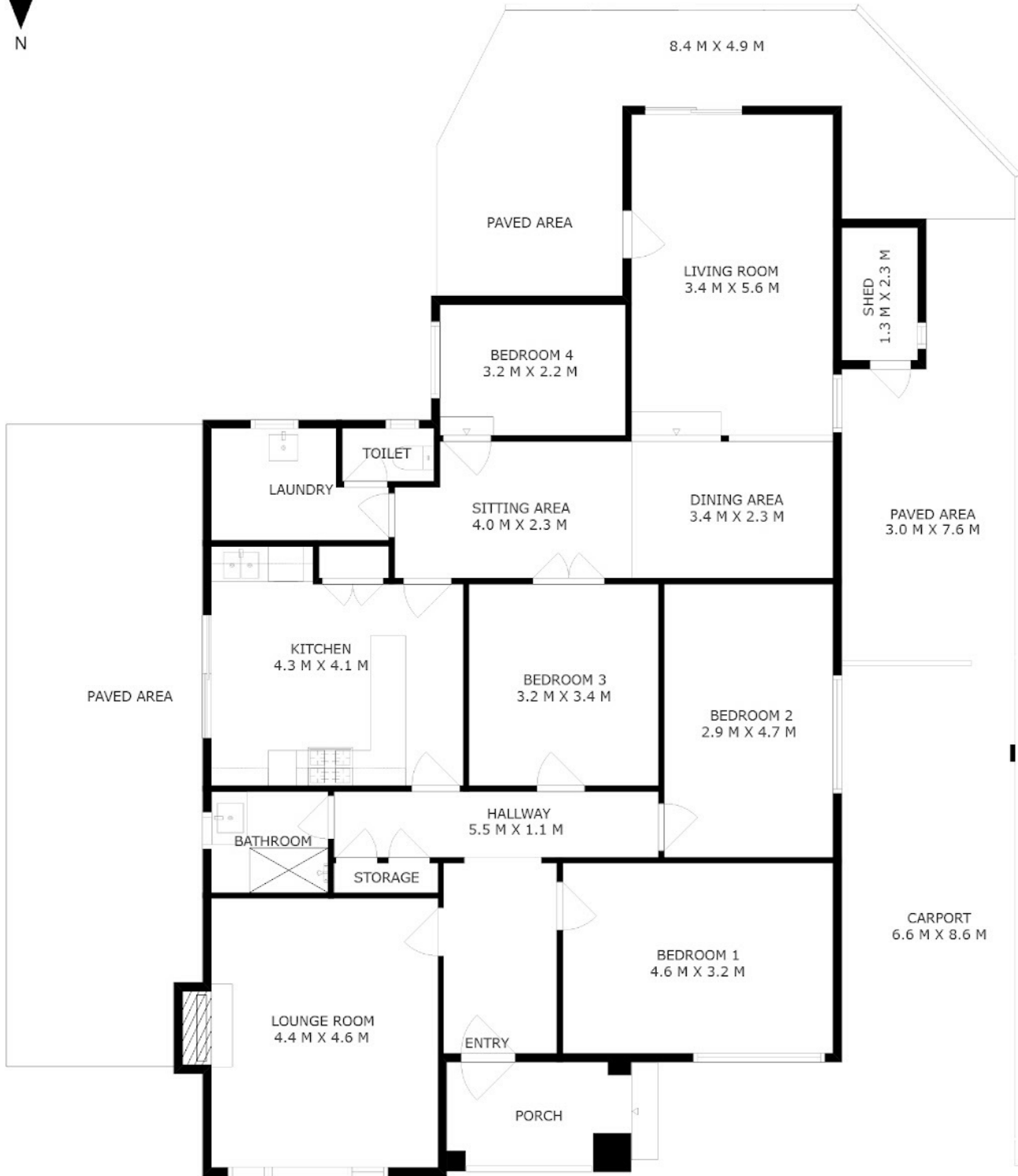


Jarrad Eaton

0403267251

jarrad@eatonproperty.com.au

eatonproperty.com.au



Approximate Areas

Internal Area	164m ²
Carport	32m ²
Shed	3m ²
Total Lot Area	542m ²

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39 Cloister Ave Manning

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.

www.eatonproperty.com.au
www.perthrealestatemedia.com

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



@realty