



28a Godwin Ave Avenue Manning, WA



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## ELEGANTLY CHARMING!

This is a MUST see! When style meets sophistication, you get 28A Godwin Avenue, Manning. This luxuriously appointed four bedroom, two bathroom elegant two-storey home will leave you mesmerised.

Upon entering the leafy green entrance, you will immediately appreciate the peacefulness this character home brings to a somewhat chaotic world.

With a large double door entrance, this expansive home gives a sense of warmth and a captivating feeling.

Featuring a hidden wine cellar with temperature control, a large dining room spacious enough to hold the grandest of dinner parties.

Upstairs comprises two well sized bedrooms with ample storage and built in robes. A second full-sized bathroom, separate WC and second sitting room is perfect for the kids or guests.

Featuring a massive downstairs master bathroom with separate powder room leading into the hallway, there is separate access to the mast

**Price:** \$920000

**Council Rates:** \$2,839.00/year (approx)

**Water Rates:** \$1,268.00/year (approx)



**Sabrina Minic**

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Approximate Areas

GROUND FLOOR	
Residence:	167m <sup>2</sup>
Garage:	39m <sup>2</sup>
Alfresco:	36m <sup>2</sup>
Porch:	7m <sup>2</sup>

UPPER FLOOR	
Residence:	65m <sup>2</sup>
Total area:	314m <sup>2</sup>

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Manning**