

McGrath

118 Arthur Street, Manilla



Spacious 2 Bedroom with Rear Lane Access to Shed

118 Arthur Street, Manilla



\$339,950



809 m²

2
Bed

1
Bath

2
Car





Description

Features at a glance

Step into this exceptional opportunity and secure your first home or next investment in this cosy village setting. This home has plenty to offer, from a heritage style facade to rear lane access to a double garage and 809 sqm house yard.

Featuring high ceilings which welcome you to the entry hall, complete with heritage picture rails, into the spacious living areas through the lounge with cozy wood fire and into the semi open plan dining. The kitchen has been updated with laminate bench tops, splash back and cabinetry, free standing electric oven and original fire place (wood fire oven removed). Whilst the kitchen offers ample bench space the walk in pantry for additional storage is a well appreciated bonus, offering additional cabinetry, power and space for the microwave.

The 2 bedrooms are extremely spacious with ceiling fans and a split system in the front room, adjoining the hall the powder room is great for guests, whilst the bathroom with bath and separate shower are located off the rear fully enclosed sunroom.

The yard provides plenty of space for kids and pets, with a covered alfresco, in addition to a large uncovered concrete alfresco space. The wide rear lane access to the shed and yard are a great addition for those needing extra storage, space for the trailer, boat or caravan.

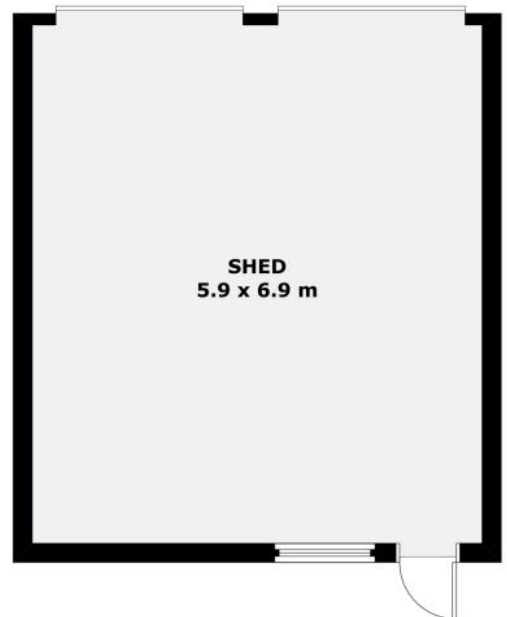
118 Arthur Street, Manilla

 First Home Buyer	 Investment
 Low Maintenance Yard	 Shedding
 Accessible Location	 Rear Lane Access

Rental Appraisal

Letter of Appraisal

https://files.rea-webbooks.com.au/file/wb-userfile..._RA.pdf



Scale in metres. Indicative only. All information contained here in is obtained from sources we believe to be accurate.
We cannot guarantee its accuracy. You should make and rely on your own enquiries.

Internal Area: 124 m²
External Area: 90 m²



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Property Inclusions & Details

Council Rates

\$2,517

Contract Inclusions

- Split System Airconditioner
- Freestanding Electric Oven
- Wood Fire
- Colorbond Shed

Lounge

- 4.2m x 4.8m
- Carpet
- Open Plan to Dining
- Wood Fire
- Ceiling Fan
- T.V. Point
- Picture Rail
- High Ceilings
- Blinds

Dining

- 4.0m x 2.4m
- Entrance Door
- High Ceilings
- Blinds
- Security Screen on Windows

Kitchen

- 4.2m x 5.6m
- Modern Laminate Bench Top
- Modern Laminate Back Splash
- Ample Bench Space and Cabinets
- Freestanding Electric Oven

Walk In Pantry

- 1.8m x 2.1m
- Modern Laminate Bench Top
- Original Timber Cabinetry

Main Bedroom

- 3.6m x 3.6m
- Split System Air Conditioner
- Ceiling Fan
- Carpet
- Blinds
- T.V. Point
- High Ceilings
- Security Screen on Windows

Bedroom 2

- 3.6m x 4.8m
- Ceiling Fan
- Carpet
- Blinds
- T.V. Point
- High Ceilings
- Security Screen on Windows

Laundry

- 2.9m x 2.4m
- Wash Tub
- Washing Machine Space
- Copper (Decommissioned)
- Toilet

Powder Room

- Toilet
- Vanity

Main Bathroom

- 2.7m x 2.1m
- Pedestal Vanity
- Bath Tub
- Shower

Alfresco

- 7.7m x 6.0m
- Covered Alfresco
- Concrete Floor
- Additional Concrete Uncovered Alfresco

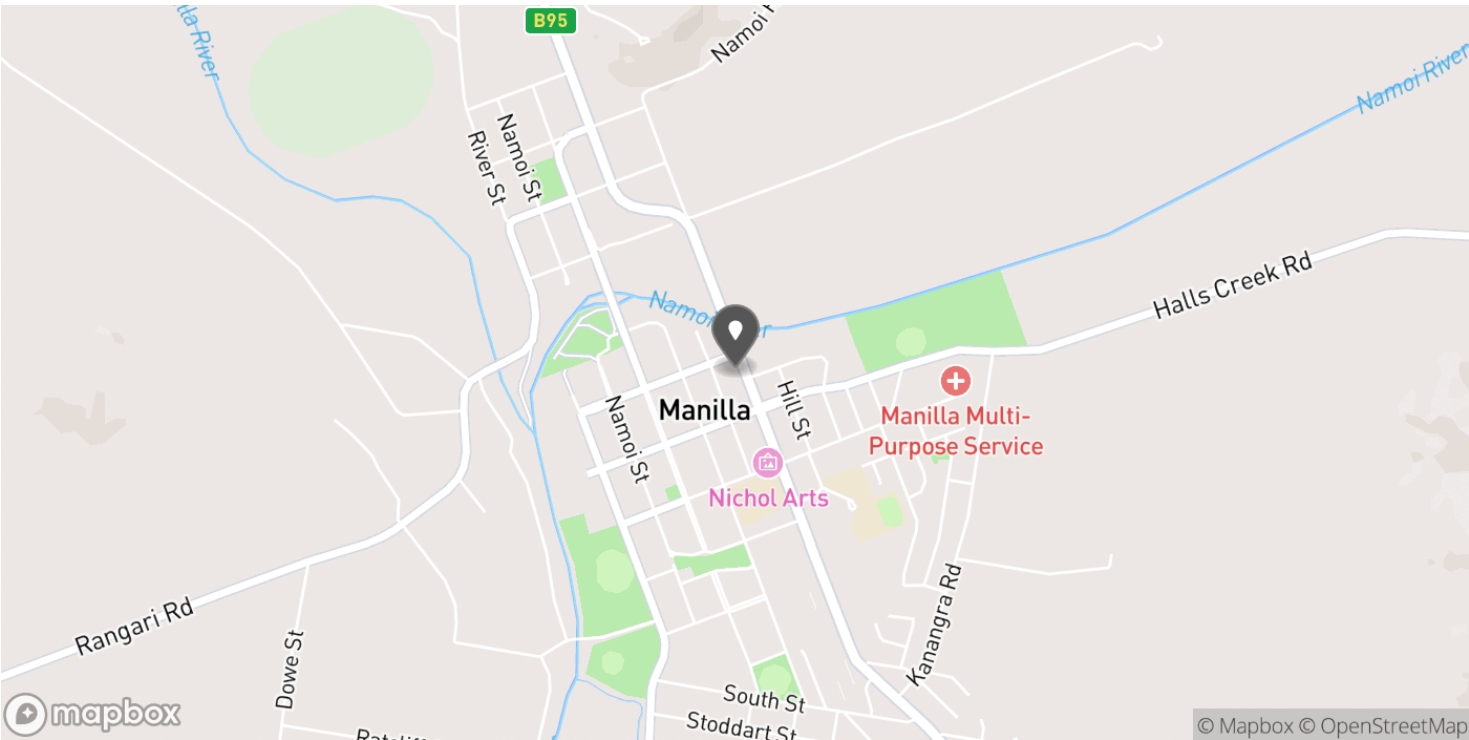
Garage

- 5.9m x 6.9m
- Double Bay Colorbond Shed
- Workshop Space at front
- Concrete Floor
- Power
- Lights
- 2 x Roller Doors
- PA Door

Yard

- Colorbond Fence
- Hills Hoist
- Fruit Tree
- Double Gate Access to Rear Yard
- Rear Lane Access

Property Location



Surrounding Sales



85 ARTHUR STREET MANILLA NSW 2346

Beds	Baths	Cars	Sold Date
3	1	1	21/10/2024
Size	Sold Price		
2023 m²	\$390,000		



90 ROWAN STREET MANILLA NSW 2346

Beds	Baths	Cars	Sold Date
2	1	1	13/12/2024
Size	Sold Price		
902 m²	\$325,000		



39 CARINYA AVENUE MANILLA NSW 2346

Beds	Baths	Cars	Sold Date
3	1	1	09/07/2024
Size	Sold Price		
807 m²	\$325,000		



20 MERINDAH AVENUE MANILLA NSW 2346

Beds	Baths	Cars	Sold Date
3	1	1	20/12/2024
Size	Sold Price		
745 m²	\$355,000		

Around the area

Schools	
	Manilla Central School, St. Michael's Primary School, Day Cares

Transport	
	Bus Stop, Taxi, Trains, Transport to Tamworth

Amenities	
Takeaway, butcher and hair dresser, Manilla IGA, Parks, Service Station	

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