







The Manse - Timeless Charm Surrounded by a Garden in Full Bloom

3 1 1,938m2

Set amidst a spectacular garden bursting with colour, this beautifully crafted double-brick home stands as a testament to traditional quality and country character. With wide hallways, generous rooms, and a garden that's a feast for the senses, this property offers a lifestyle of both comfort and charm.

Step inside to a welcoming central hallway that flows gracefully through to each living space. The home boasts exceptional storage throughout, including an impressive linen press. The heart of the home a recently refreshed kitchen features modern laminate benchtops and cabinetry, an under-bench electric oven and cooktop (both less than 12 months old), and a near-new double-door dishwasher.

The open-plan dining and lounge area offers year-round comfort with a split-system air conditioner and slow-combustion heater, complemented by a mix of easy-care lino and soft carpet flooring for that warm, homely feel. A generous study off the entryway could easily double as a fourth bedroom or hobby room. All three main bedrooms feature built-in robes and carpeted floors for added comfort.

The bathroom is neat and well maintained with a shower, bath, and single vanity, plus a separate toilet. The laundry provides practicality with a stainless

Price	SOLD for $350,000
Property Type	Residential
Property ID	11860
Land Area	1,938 m2

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steel trough and lino flooring.

Stepping outside, the home opens to a full-length verandah and pergola an ideal spot for entertaining or simply admiring the surrounding garden. Paved pathways lead to a double shed, providing sheltered access on those cooler days.

The real showstopper here is the magnificent garden a vibrant display of native shrubs, flowering plants, and lush lawn areas, all meticulously cared for and serviced by automatic tap timers. There's even space at the rear for a future shed (STC) or an expansion of this already spectacular garden retreat.

A home built with substance and surrounded by beauty 5 Avice Street is the kind of property that only gets better with time.

Discover the charm. Feel the warmth. Fall in love with the garden.

Additional Features:

- Electric Hot Water system
- Ducted Reverse Cycle Split System air conditioning

Land Size: 1,938 sqm approx.

LGA: District Council of Mount Remarkable

Zoned: Neighbourhood

CT5689/319

RLA228106

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