

13 Read Avenue, Mosman Park, WA 6012

vivian's

House For Sale

Saturday, 3 February 2024

13 Read Avenue, Mosman Park, WA 6012

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 684 m2

Type: House



Trent Vivian  
0432392387



Gill Vivian  
0415853926

## Coming Soon - Sneak Preview Next Week.

**\*\*For Sale by Open Offers By 5pm on the 21st of February\*\*** (seller reserves the right to sell prior) Presented to the market for the first time in 40 years, homes like 13 Read Avenue do not come to market often. In an elevated position, orientated beautifully parallel to Stringfellow Park, located at the end of a family dominated cul-de-sac street, you can only imagine the possibilities that can be explored here. Built-in 1977 and in almost original condition, this three-bedroom, two-bathroom home has been lovingly owned by our current owner. Situated at the end of a quiet cul-de-sac, the location simply doesn't get any better than this. With picturesque views of Stringfellow Park, you'll enjoy those lovely balmy evenings in your very own private courtyard, that is situated at the front of the home. The home comprises a modern kitchen, that was refreshed less than five years ago, plus two living rooms, including a sunken lounge which is overlooked by a separate dining area. The home has three large bedrooms, the master bedroom has an ensuite bathroom, the second bathroom and separate toilet services the other two bedrooms, all with reasonably sized wardrobes. The home also has a sunny, separate study room and an extra-large laundry, with external access to the north-facing backyard. Renovate, enhance, or knock it down and re-build - the choice is yours! But make no mistake, these locations don't come up very often. Why we love this opportunity: • First time for sale in 40 years • Located at the end of a cul-de-sac street • North facing rear block • Parallel boundary to Stringfellow Park • 1.3km to Mosman Park Beach (approx.) • 533m to the river (approx.) For more information or to book an inspection please contact Trent Vivian 0432 392 387 or Gill Vivian 0415 853 926. Council rates: \$2,796.67 per annum Water rates: \$1,446.16 per annum We are your Western Suburb Specialists! Living and breathing Mosman Park Please note that while every best effort is made to ensure rates are correct at the time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance.