

**14a Crest Avenue, Mount Pleasant, WA 6153**

**Realmark**

**House For Sale**

Tuesday, 20 February 2024

14a Crest Avenue, Mount Pleasant, WA 6153

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 547 m2**

**Type: House**



Gerard De Souza  
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## High \$1Ms - best offer by 11 May

Finance fell through - Second Chance for new buyers !! BEST OFFERS by 5pm wst 11 May 2024. Desiring to live in the riverside leafy suburb of Mount Pleasant; then viewing this magnificent sized home is a must ! This enchanting property seamlessly blends timeless charm with modern comforts, offering a unique and inviting atmosphere. Indulge in City views, pockets of river/hills views. What we love : The Location - Perched on one of Mount Pleasant's highest vantage points, this quiet CREST AVENUE location is highly sought after. The House - This Grand Aussie Character Family Home built in 2000 exudes a unique appeal and offers an abundance of space for comfortable living and entertaining. The quality built sturdy home is perfect for a family that appreciates good designed comfortable space, multiple living areas, tall ceilings, lead light (stained glass) door and windows, ornate light fittings and Jarrah floorboards. It offers an open plan view of living, dining and alfresco from the good sized kitchen. With expansive 5 bedrooms all able to fit Queen beds, 3 bathrooms, home theatre, family retreat, cellar, balcony with views and a generous outdoor entertaining area, it just needs a new owner to create more joyful memories. What to know : This 547 sqm rear survey strata lot with 387 sqm of building area offers all the premium privileges of owning a rear property. The house indeed has a broad rectangle build envelope giving a commanding wide frontage that translates into a generous floor plan of good sized areas. It also has the luxury of very wide open spaces between neighbours so it is bathed in natural light and experiences unobstructed airflow. A plus that many side by side narrow street front houses don't share. Enjoy the quiet and privacy away from the main road. No stress with parties as there are plentiful room for multiple guests' cars to be safely parked in the long driveway and in the front of the house. The remote controlled gate (newish motor) secures the property, allowing for children and pets to play or cycle safely and securely in the front yard and long driveway. Of the 5 bedrooms, two of the large bedrooms are located downstairs which is ideal for those that have difficulty with stairs. One bedroom currently serves as a home office. All upper rooms have views. The Main bedroom opens out to the balcony. The kitchen is spacious for 2 or more cooks at a time, has granite benchtops, gas stove, oven, dishwasher and ample space for a double door fridge and more. Of the 3 bathrooms, two have bath tubs and two are connected with a laundry chute. Descend into the cellar and uncover a hidden gem, ideal for wine enthusiasts or as a versatile space for storage or a private retreat. The Two car garage presents with a store room/workshop area. The backyard has lots of room for parties, trampoline, teach kids cricket or to install a swimming pool. The upper floor spacious balcony provides a perfect escape for the cup of tea or glass of wine to soak in the city and river views. The parents retreat can double up as a reading/study/lounge area and a double door opens to the balcony too. Lots of natural light with tranquil greenery. Reverse Cycle Aircon (new compressor installed about 6 months ago) throughout the home, alarm system for modern comfort and security. Council rates about \$ 2943 approx ; Water rates \$ 1647 approx. The property is conveniently located close to Westfield Booragoon Shopping Centre (with new redevelopment approved) and Bus port, Bullcreek /Canning Bridge Train Stations. With easy access to the freeway, Perth CBD is a relaxed 10 minutes' drive away. Easy access to public transport, walking distance to bus stops on Reynolds Rd for easy Perth to Fremantle commuting. Taking in all that Mount Pleasant has to offer, it is also within walking distance to the Canning River and Deep Water Point /Dome cafe, Mt Henry Bridge and the outdoor beach and exercise areas. And you can enjoy time spent with friends at many of the local cafes and restaurants only just five minutes away. Enjoy walks along the river and enjoy all the river activities like boating, jet skiing, canoeing, fishing and crabbing. Public school zones are Applecross Senior High & Mount Pleasant Primary schools. Residents also attend All Saints College, Aquinas College, Santa Maria College, St Benedict's Primary School. Who to talk to : Contact Gerard de Souza on 0451 837 883 for more details on how to secure this rear house opportunity and all its benefits! Updated Finance preapproval will be required. DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.