

156A Wellington Street, Mosman Park, WA 6012



Sold House

Friday, 3 November 2023

156A Wellington Street, Mosman Park, WA 6012

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 666 m2

Type: House



Scott Ellwood
0417188147

\$1,990,000

Nestled on the edge of the river and golf course precinct this immaculate green title home is situated in a prime position high on the hill in one of the most prestigious parts of Mosman Park. Custom designed, quality constructed and stylishly appointed, this classic home is set on a generous rear 666 sqm landholding, which delivers the very best low maintenance premium lifestyle and is perfect for those looking for a property that provides comfort, security and privacy. This is your opportunity to gain entry to a prestigious location, only four houses from the Ernest Smith Reserve (which borders the natural bushland of Mosman Park Golf Course), a short walk to the iconic Bayview Park riverfront lookout and has the added benefit of being close to local shops and only a short drive to Cottesloe beach. The property also has the potential to add significant further value;

- Design a second level extension and take advantage of the views
- Design and build your dream home in the future in this dream location
- Convert the workshop into a home office
- Design a self contained living space above the freestanding double garage and workshop

Single level, spacious and with the added benefit of an optional 4th bedroom or formal lounge room this home will suit a wide range of buyers including;

- Downsizers
- Professionals
- Small families
- Investors (strong potential rental return)
- Country buyers searching for a lock and leave city home

Property features;

- Flexible floor plan that has an optional 4th bedroom or formal lounge
- French doors to front and side entrances with custom steel fly screen doors
- Low maintenance stone flooring and carpets in bedrooms
- LED lighting inside, outside and along driveway
- Daikin Ducted A/C reverse cycle zoned
- Reconditioned electric security gates
- Custom double-glazed windows throughout
- Plantation shutters throughout
- Stainless steel kitchen appliances oven, cook top, sink & tap
- Filtered water in the kitchen
- Meile dishwasher
- Epoxy sealed double garage floor
- Reverse Cycle A/C split system in garage
- Attic storage in garage roof with drop down ladder
- New remote garage door & soft closing motor
- Quality frameless glass shower screens
- Rainwater shower heads
- Instantaneous gas hot water
- Aiphone intercom system
- High ceilings
- Landscaped & reticulated gardens
- Separate workshop which could be converted into a home office
- Good storage options
- Single level with no internal steps
- Abundance of off-street parking
- North facing front aspect
- Elevated position
- Alarm
- Generous turning circle

Location features;

- 500m to Bay View Park (City View lookout and off lead dog walking area)
- 100m to Ernest Smith Reserve (children's playground and off lead dog walking area)
- A short walk to Mosman Park Bowling Club & Golf Club
- A short walk to Chidley Point Reserve & Green Place Reserve
- A short walk to Mosman Heights Shopping Centre
- Close to Iona Presentation College, St Hilda's Anglican School for Girls & PLC
- Close to local primary schools Mosman Park Primary & Cottesloe Primary
- Close to Mosman Park Shopping Centre
- Easy access to Mosman Park Train Station
- Easy access to Cottesloe Beach
- Easy access to Royal Freshwater Bay Yacht Club

Disclaimer: * The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.

OUTGOINGS;

- Council rates: \$2883/pa (approx)
- Water rates: \$1527/pa (approx)