

**162 Victoria Street, Mosman Park, WA 6012**



**House For Sale**

Thursday, 9 November 2023

162 Victoria Street, Mosman Park, WA 6012

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 463 m2**

**Type: House**



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## OFFERS

Located at the top end of Victoria St and only a short stroll to the magnificent Swan River precinct, this exquisitely fully renovated residence awaits your inspection. The expansive 2 storey design offers a compelling combination of style, modern finishings and resort style outdoor entertaining spaces ideal for all year round use. The entry level floorplan offers the 1st of 3 bathrooms and 3 separate living zones including a large light filled front lounge room complete with gas fireplace and bay windows and adjoins the fabulous dining room with direct access to the alfresco area through double French doors. The beautifully appointed kitchen complete with stone benchtops, breakfast bar, European appliances and abundant bench and storage space flows directly through to the family room - the perfect spot to sit and watch the latest Netflix series or catch up on the day's activities! The upper level features 4 bedrooms including the master suite with walk in robe and ensuite, 3 additional double rooms all with built in robes and ample room for a study desk as well as the 3rd family bathroom. The stylish custom designed outdoor entertaining zone includes a sweeping covered alfresco adjoined by significant grassed area and landscaped garden beds stretching right around to the front of the home to take advantage of the warmth of the northern light. The pool is straight out of a House and Garden magazine and is lined by palm trees and a viewing deck, perfect to sit and watch the kids having a ball! The new owner will also enjoy a double lock up garage with loft storage and ample room for 2 more cars "off street", reverse cycle ducted air-conditioning throughout, high ceilings, timber boards, perfectly manicured privacy hedges surrounding the home and a selection of Perth's best schools, local shopping and café precincts and vast parklands with sweeping Swan River views all within very close proximity! Council Rates: \$ 4,036 p/a approx. Water Rates: \$ 1,929 p/a approx.