

16B Murray Avenue, Mosman Park, WA 6012

vivian's

Villa For Sale

Saturday, 13 April 2024

16B Murray Avenue, Mosman Park, WA 6012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 80 m2

Type: Villa



Trent Vivian
0432392387



Gill Vivian
0415853926

OFFERS CLOSING 12PM 20TH APRIL 2024

For sale by Openn Offers at 12pm on the 20th of April 2024 (seller reserves the right to sell prior too)At last! A villa which comes in a group of 3 with no strata fees that is only a 100m stroll to the Mosman Park Shopping Centre. As you step inside the arched doorway, you will appreciate how light and sunny the main living area is. Freshly painted in a neutral décor throughout, this home also features solid bamboo flooring which has recently been polished. The main living area has a split system air conditioning unit and plenty of room for a modular couch and dining table. The kitchen is a decent size and has plenty of storage, oven, rangehood, gas hob and recess for a fridge freezer. There are two beautiful and private courtyards, one at the front of the property, perfect for alfresco dining in the summer or enjoying a morning coffee, plus a large external courtyard which has plenty of room for hosting barbecues or get-togethers with friends. There is a garden shed for additional storage and an established herb garden. Hang up your fairy lights and put in a hot tub - the options are endless here! Both bedrooms are well sized and include built in robes with sliding doors, downlights and wooden venetian blinds. The master enjoys views of the lush plants outside and has it's own split system air con unit and ceiling fan. The main bathroom is in original 1970's condition and has tiled flooring, a built in wooden towel rack, extra large vanity unit and glass shelving. There is bath and shower with adjustable showerhead, plus an exhaust fan combined heat lamp installed too. The laundry is large and has plenty of space for a washer and dryer, plus there is a separate toilet for added convenience and extra storage cupboards in the hallway. Safe and secure, this property features an alarm system, security screens on all external doors and fly screens on all windows throughout, plus automatic security lighting for additional peace of mind. With a single garage, plus additional space to park another vehicle if needed, what more could you possibly need? This is your own little piece of paradise. Why we love this property: • Group of 3, no strata fees• Polished bamboo floorings• Front and rear courtyards• Both bedrooms having inbuilt robes• Nice connection between indoor and outdoor entertaining• Lock and leaveWhat we love about the location:• 150m (approx.) to Coles Shopping Centre• 300m (approx.) to Glyde Street Cafe's • 300m (approx.) to Phyl & Tom - Opening Soon! • 600m (approx.) to Victoria Street Train Station • 900m (approx.) to Mosman Park BeachFor more information or to book an inspection please contact Trent Vivian 0432 392 387 or Gill Vivian 0415 853 926.Council rates: \$2,024.70 per annum Water rates: \$1,134.02 per annumWe are your Western Suburb Specialists! Living and breathing Mosman ParkPlease 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.