

2/7 Murray Avenue, Mosman Park, WA 6012

vivian's

Villa For Sale

Saturday, 11 May 2024

2/7 Murray Avenue, Mosman Park, WA 6012

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Villa



Trent Vivian  
0432392387



Gill Vivian  
0415853926

## Openn Offers!

For Sale by Openn Offers by 5pm on the 29th of May 2024 (seller reserves the right to sell prior too) Want the convenience of villa living without the strata fees? Welcome to 2/7 Murray Avenue, Mosman Park. Fully fenced and constructed in double brick, this lovely villa has been recently refreshed and is ready for its new owner to move in and make it their own. After entering the property through your very own private side access, you will step inside the quaint, paved courtyard. Large enough to host barbecues and gatherings with friends over Summer, this area includes a covered pergola and established gardens. The front door is fitted with a security screen and leads into the open plan living area, large enough for a modular couch and dining table. Light, bright, sunny and with a beautiful indoor-outdoor flow - the living area opens out via sliding doors to the rear, covered outdoor area which features a limestone retaining wall with garden beds, decent sized outdoor shed for housing the tools, plus attached washing line. Simple yet functional, the kitchen is in original 1970s condition, with a built-in pantry, freestanding oven, sink and overhead cabinetry. The home has brand new timber laminate flooring and LED lighting throughout. Freshly painted in a neutral décor, the home truly is ready for you to make your mark. Comprising of two generous sized bedrooms with brand new, plush carpet, the master enjoys views of the lush greenery outside through a large window, which allows for plenty of natural sunlight. The main bathroom is tiled and features a shower, separate toilet - plus laundry sink and plumbing for a washing machine. With your very own covered carport - does it get any more convenient than this? Get in touch today. What we love about this property: • Lock and leave base • Two private courtyards • Upgraded lighting throughout • New flooring and carpets • Group of 4 with no strata fees What do we love about this location? • 250m (approx.) to the Mosman Park Shopping Center • 300m (approx.) to the Mosman Park train and bus stations • 310m (approx.) to Phyl and Tom Delicatessen • 750m (approx.) to South Cottesloe beach (dog friendly) For more information or to book an inspection please contact Trent Vivian 0432 392 387 or Gill Vivian 0415 853 926. Council rates: \$1,804.15 per annum Water rates: \$1,011.41 per annum We are your Western Suburb Specialists! Living local and selling 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.