

22 The Cutting, Mosman Park, WA 6012



Sold House

Sunday, 22 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 350 m2

Type: House



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Welcome to 22 The Cutting, in Mosman Park - Situated in the luxury residential area of Minim Cove, a magnificent four-bedroom, two-bathroom family home which maximises its captivating surroundings from multiple levels. Boasting a striking, contemporary street-front elevation with a two-tone rendered facade and skillion roof, the real magic unfolds as you explore the home throughout. The street-level offers cool, polished concrete flooring, a beautiful guest bedroom with reverse-cycle air-conditioner and semi-ensuite including heated towel rail and a deep freestanding bath. There's also a powder room, triple linen closet and convenient garage access. The lower ground level features a spacious laundry, incorporating a generous stone benchtop, washer and dryer recess underneath, soft closing drawers and cabinets and a further linen cupboard with additional storage. A lovely lounge/activity room opens out to the incredible alfresco area, featuring a swimming pool with glass balustrading. Bedrooms two and three are also found on this level and include built-in desks, reverse-cycle air conditioning and double sliding robes. The first floor hosts the sophisticated kitchen featuring stone benchtops and Bosch appliances, including induction cooktop and Pyrolytic self-cleaning oven, while the adjacent scullery has an additional sink, integrated dishwasher and built-in Vintec wine fridge. This spacious level has been designed with entertaining in mind - sliding glass doors open out onto the timber deck where you'll capture the leafy outlook and river views. The living area opposite the kitchen features stunning custom-designed cabinetry & shelving, which houses the data cabling and electronic wiring. On the second level, you'll find a study, linen cupboard and powder room, in addition to the luxurious master suite. This bedroom enjoys ducted air conditioning, an enormous walk-in robe and a glamour ensuite with full-height ceramic tiling, heated towel rails, double shower and vanity, and a gorgeous freestanding bathtub. The third level is where you'll be captivated by jaw-dropping, panoramic views of the Swan River, from the cranes at Fremantle Wharf and Pier 21, across to the Swan Yacht Club and Aquarama Marina and over to Rocky Bay and beyond. Enjoy the refreshing Fremantle doctor from your timber-decked balcony with glass balustrading, and keep the bubbles and canapes flowing with the convenient kitchenette. This beautiful space features stunning oak flooring, ducted air conditioning, further storage and a stylish raked ceiling. The use of natural accents softens the modern aesthetic found throughout the home, with the inclusion of wooden flooring, built-in cabinetry, stone benchtops and timber decking. Features include, but are not limited to;

- Four bedrooms, two bathrooms, plus office and powder rooms
- Panoramic Swan River views from the third level
- Polished concrete flooring throughout, with carpets to bedrooms and timber flooring to the third level and stairs
- Contemporary street elevation
- Reticulated lawn and garden beds
- Swimming pool with glass balustrading and Gabion rock cage feature
- Heat lamps in the alfresco ceiling
- Engineered stone benchtops in bathrooms, laundry and kitchen/scullery
- Reverse-cycle air conditioning throughout - split systems to lower levels and ducted to upper levels
- Timber-decked alfresco and upper balcony
- iZone electric blinds in kitchen and living area
- Decorative cornices throughout
- Electric roller blinds
- Freshly painted throughout
- Bosch appliances in kitchen and scullery
- Security alarm system

LOCATION: 400m walk to the river's edge 700m to Mosman-Leighton Dog Beach 1.20km to Mosman Park Primary School 2.0km to North Fremantle Primary School 1.4km to St Hilda's Anglican Junior School 2.0km to St Hilda's Anglican School 1.0km to Iona Presentation College 800m to Beehive Montessori School

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