

32 Coloniel Gardens, Mosman Park, WA 6012

House For Sale

Thursday, 14 March 2024



32 Coloniel Gardens, Mosman Park, WA 6012

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1058 m2

Type: House



Lucy Deng
0865953399



Jonathan Ji
0412133535

Priced to sell! Offers mid 3mil to high 3mil

Open by private appointment weekdays and Saturday Public Viewing. Contact Agent Lucy Deng to book a private viewing. Get your foot into this riverside suburb while it is still affordable. Welcome to 32 Colonial Gardens, Mosman Park, where luxury living meets serene riverside charm. This masterpiece stands just meters away from the Swan River, boasting breathtaking views of the water and lush parklands, all sprawled across a generous 1058 sqm of land. This exquisite home features 4 bedrooms, 2 bathrooms, and a double locked-up garage with additional parking. Downstairs, a cozy theatre room awaits complete with a convenient kitchenette/Bar, while upstairs, a spacious kitchen and living area offer captivating river scenes with Fremantle and Bicton at the backdrop. Step outside to discover multiple outdoor spaces, from the expansive alfresco area connecting to the sprawling backyard to the tranquil garden and the upstairs balcony above. What truly distinguishes this property is its unique upstairs alfresco, boasting full-height windows on both sides that flood the space with natural light and offer uninterrupted views of the Swan River. Whether you're watching boats sail by or simply enjoying the shimmering lights dancing on the water at night, this space is perfect for entertaining in style. This property is ready for immediate occupancy. It is ideal for both home occupiers and investors.

MAIN FEATURES:

- Uninterrupted Riverview in the upstairs living room & Kitchen
- Upstairs alfresco/sunroom with full height sliding doors enjoying the stunning swan river view
- Upstairs master bedroom with a spacious ensuite with double vanity, shower, and bath
- Upstairs powder room
- Timber flooring to stairs
- Automatic secure gates
- Double locked up garage with additional parking at front yard
- Beautifully crafted double entry door
- A versatile living/theatre room with a mini bar/kitchenette
- Downstairs 3 big size bedrooms serviced by a powder room
- Downstairs spacious bathroom with shower and bath; can also be used as a semi-ensuite
- Massive tranquil gardens with artificial turf, mature trees, beautiful, reticulated garden beds
- Customised raised large veggie pots smarted positioned at the east side of the house
- Generous backyard with plenty of space for a future pool, this canvas awaits you to add your personal touch and character
- Year of built 2004
- Building area 298 sqm
- Land size 1058 sqm
- Zoning R20

LOCATION AND SURROUNDINGS:

- Stands just meters away from the Swan River
- Walk to Water edge and Park
- Exceptional schools nearby
- Mosman Park primary, St Hildas Anglican School for Girls, Iona Presentation College
- The Beehive Montessori School, Santa Maria Collage, John Curtin College of the Arts
- Close to Fremantle and Bicton
- Easy access to freeway and train station

Council rate: \$ 3,500 Approx Water rate: \$ 1,900 Approx Disclaimer: Although diligence has been taken, this information is provided for introduction purposes only and is based on information provided by the seller, and it may be subject to change. No warranty or representation is made as to its accuracy and interested parties should inspect the property and do their own due diligence to verify the information.