

# 32 Stuart Street, Mosman Park, WA 6012



## House For Sale

Saturday, 27 April 2024

32 Stuart Street, Mosman Park, WA 6012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Scott Ellwood  
0417188147

**from \$1,500,000**

Built circa 1979 this classic solid brick and tile single level home offers more than meets the eye offered for sale for the first time in nearly 20 years. Private, secure and low maintenance this home or development opportunity is located on a prime corner position that is only a short walk to the prestigious surrounding suburbs of Cottesloe and Peppermint Grove. This is one property that you should seriously consider based on the opportunity, potential and prestigious location. The opportunity;- 336m<sup>2</sup> corner location with a Stuart Street front northern aspect - Rear laneway at the rear (Fidelio Lane)- Single lock up garage with hard stand parking for a second smaller vehicle- Big verge and well set back from the street - Two existing cross overs from street - Freshly painted- Timber flooring - Spacious master bedroom with built in robes - Bathroom with bathtub - Laundry with separate toilet - Spacious living dining and kitchen that opens onto private garden with pergola - Landscaped gardens - Air-Conditioning - Potential to renovate and improve Development Potential (subject to WAPC and Town of Mosman Park approvals);- Zoned both Commercial and R-AC3 under the Town of Mosman Park Local Planning Scheme No.3 - Potential for Grouped Dwelling (2 lots) - Potential for Multiple Dwellings (apartments maximum of 6 storeys plot ratio 2.0)- Local laneway widening policy may apply Location features;- A short walk to Glyde Street / Stirling Highway Precinct- A short walk to Cottesloe Beach- A short walk to Mosman Park Shopping Centre- Close to Iona Presentation College, St Hilda's Anglican School for Girls & PLC- Close to local primary schools Mosman Park Primary & Cottesloe Primary- Close to Mosman Park Shopping Centre- Easy access to Mosman Park Train Station- Easy access to Royal Freshwater Bay Yacht Club- Shenton College Catchment Council Rates \$2,554.05 per annum Water Rates \$1,371.18 per annum This property is being Sold on an As is and Where is basis. Disclaimer:\* The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance. The sellers reserve the right to accept an offer prior to the advertised closing date.