

39 Victoria Street, Mosman Park, WA 6012

vivian's

House For Sale

Saturday, 2 December 2023

39 Victoria Street, Mosman Park, WA 6012

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 504 m2

Type: House



Trent Vivian
0432392387



Gill Vivian
0415853926

Sneak Preview Next Week - Call for details!

For Sale by Open Offers by 5pm 20th of December 2023 (seller reserves the right to sell prior) This is an iconic 4-bedroom, 2-bathroom, 2 car garage family home on 504sqm in a blue-chip suburb, with a fantastic, north facing rear and a pool. What tops it all off, is that the home has been meticulously renovated in the theme of the Hamptons and opened up so that entertaining downstairs from your kitchen, living and backyard is simply a breeze. It has such a light, bright and breezy feel throughout the entire home. The front of the property has an amazing façade. Shutter blinds are visible from the upstairs master bedroom, an iconic white fence (that doubles with the electric gate for great security), and a front veranda where you can enjoy your morning coffee from Belin café while saying hello to your neighbours walking past. This home is also complete with over 15 solar panels. For added convenience, there is a front office or 5th bedroom that is perfect as a guest wing. The entire downstairs has nice light-engineered wooden flooring, and the upstairs has freshly laid carpet. The kitchen was renovated 3 years ago and has an entire European fit-out, with no expense spared. Dekton benchtops, Neff cooking, Neff ovens, Neff integrated dishwasher, butler pantry, integrated fridge and freezer, plus of course the brick tiled splash back just to name some of the quality features on the lineup. Multiple living areas and indoor and outdoor dining areas are all connected through bifold doors, which offer a very flexible arrangement if you are trying to host kids and adults at the same time. The large patio flows directly out to a fantastic north-facing backyard, with ample grass and a saltwater, concrete pool. The living arrangements upstairs provide a large master bedroom with a generous walk-in robe and a newly renovated high-spec bathroom, that oozes hotel luxury. The 3 minor rooms are all well proportioned and have inbuilt robes, plus ducted reverse cycle air-conditioning. To top it all off, the kids will also have access to their own high-spec bathroom, making this a perfect home to raise a family. What we love about this location: • 30m to Iona Primary School • 30m to Belin Café • 350m to Victoria Street Train Station • 350m to Mosman Park Primary School • 420m to Mosman Park Shopping Centre • 670m to South Cottesloe Beach For more information or to book an inspection please contact Trent Vivian 0432 392 387 or Gill Vivian 0415 853 926. Council rates: \$4163.33 per annum Water rates: \$1928.99 per annum We are your Western Suburb Specialists! Living and breathing 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.