

**4 Arthur Street, Mosman Park, WA 6012**

**DUET**

**House For Sale**

Wednesday, 15 May 2024

4 Arthur Street, Mosman Park, WA 6012

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 500 m2**

**Type: House**



Susan James

0862247860

## OFFERS

**THE FEATURES YOU WILL LOVE** This stunning, bespoke home is located in sought-after Arthur Street, right next to the Mosman Park Golf Club and St Hilda's Junior School. Built in 2005 and updated in recent years, the light-filled, elegant interiors create a warm and inviting ambience. The home features multiple living areas, a beautiful kitchen, a choice of two master suites with their own sitting rooms (one upstairs and one downstairs), a north facing alfresco and gorgeous, tranquil landscaped gardens. Immaculately maintained, the home offers a wonderful, low maintenance lifestyle. Other highlights include new carpets, reticulated gardens, private entertaining courtyard with retractable awning blind, solar panels and Tesla battery, EV charger, secure double garage, ducted reverse cycle air conditioning, ethanol fire, integrated fridge/freezer, fully lined loft storage in the garage, garden shed and intercom.

**THE LIFESTYLE YOU WILL LIVE** Parks galore! This superb location is close to so many beautiful parks and lush, green open spaces. The Mosman Park Golf Course is at the end of the street, Genders and Ladner Parks are a short stroll away, Tom Perrott Reserve, Russell Brown Adventure Playground, Minim Cove Park and Chidley Point Reserve are all close by. St Hilda's Junior School is down the road and the sparkling waters of the Swan River are easily accessible. Stroll to the Mosman Park IGA, post office and local cafes on Wellington Street, take a short drive to the Mosman Park Shopping Centre with its brilliant Coles or pop down to Samson's Paddock for dinner. Everything you need is close by and will give you the very best lifestyle.

**THE DETAILS YOU WILL NEED** Council rates: \$4,510.30 per annum Water rates: \$2,331.38 per annum Land area: 500m<sup>2</sup>