

**45 Solomon Street, Mosman Park, WA 6012**



**Sold House**

Wednesday, 8 November 2023

45 Solomon Street, Mosman Park, WA 6012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 425 m2**

**Type: House**



Deborah Brady  
0405570903

**\$1,545,000**

**\*\* All Offers Presented 12pm Tuesday 28th November 2023 (unless sold prior)\*\*.** Framed in the prettiest hue of 'Lingerie' blush this endearing Victorian-era cottage - just steps from the local primary school & leafy parkland areas, features a classic bullnose veranda bolstered by traditional turned posts and twin sash windows. Rich jarrah floors, lofty ceilings, spacious bedrooms and a sunny open-plan extension underscore indelible warmth & inviting appeal. Retaining its charming period features of decorative ceiling roses, antique pendant lights, leadlight details and extra-wide skirting boards, this immaculately presented property is defined by a generous floorplan where reams of natural light and tranquil garden views are enjoyed from every aspect. Original timber-framed fireplaces (two with mantle features) and classic picture rails have been respectfully restored in the bedrooms while at the rear of the home, an endless ream of natural light is optimised via windows on all sides, along with the inclusion of a charming 'orangery' style dining room with views over the garden. Inspired by a country-classic aesthetic, the kitchen is appointed in loads of timber cabinetry and heritage-style splash-back tiles, along with ample bench space, an open-ended breakfast bar, Blanco 5-burner gas stove & oven, and Bosch dishwasher. Exposed recycled bricks and large-set limestone pavers bring provincial charm to the courtyard-style garden where the perfect patch of lawn anchors an original "out-house" flanked in elegant, pink-tipped roses, a vintage bathtub filled with verdant succulents and a handy (free-standing) studio or workshop, inclusive of ceiling storage if desired. The grand family bathroom - defined by impossibly high ceilings, is styled in chic honeycomb mosaic floor tiles, a frameless walk-in shower, timber vanity and a classic claw-tooth tub, while the adjoining galley-style laundry enjoys external access to a discreet drying court as an extension to the garden. Enclosed by a limestone picket fence and a lockable gate to the driveway, the front garden offers the perfect balance of security, in addition to discreet privacy without compromise on interaction with the streetscape beyond. A mature frangipani tree, surrounded by leafy garden beds offer tranquil views from the sunny front porch while kids can play in safety or pets can roam at leisure and languish in the sunshine. Other features include ducted reverse-cycle air-conditioning, a gas bayonet in the living room, fully reticulated (easy-care) gardens and traditional brass light switches throughout. Bolstered by the river and sea - each just a 20-minute walk apart - this timeless character cottage is less than a two-minute walk to Mosman Park Primary School whilst offering a uniquely relaxed lifestyle surrounded by quality shopping amenities, cafes, bars & boutiques, excellent golf and sailing facilities, along with easy access to the train and scenic walks among tree-lined streets and beautiful green open spaces. Features: - Delightful Victorian-style heritage cottage with bullnose veranda & enclosed picket-fenced garden - Freshly painted inside & out - High ceilings, decorative ceiling roses, antique-style pendant lights, original skirting boards & architraves - Decorative leadlight details (front and rear doors) - Immaculately preserved original (timber framed) fireplaces in bedrooms - Jarrah flooring throughout - Bright & sunny rear open plan living, kitchen & dining (with stunning 'orangery' style dining area) & downlighting - Huge family bathroom, honeycomb mosaic floor tiles, frameless walk-in shower, heritage-style claw tooth bathtub & timber vanity - Tranquil rear garden with exposed brick studio/storage/workshop space & original "outhouse" - Sash windows & decorative leadlight detailing - Antique brass light switches - Gas bayonet in living - Large galley-style laundry with external drying court access - Secure enclosed parking for one car; access ramp to veranda - Off-street parking for 1-2 small cars - Fully reticulated (easy care) gardens Location: - 100m - Davis Oval & Camelot Arts - 170m - Mosman Park Primary & Pre-Primary School - 900m - Mosman Park Shopping Centre - Coles supermarket, Wizard Pharmacy, Baker's Delight, Kinky Lizard café, Vintage Cellars, barber shop & more - 1.1km - Glyde Street cafes, Samson's Paddock wine bar & bistro, Tsunami Japanese restaurant & more - 1.2km - Naturally Fresh IGA, Bittersweet Bake, Good Things café, Wok & Roll & more - 1.2km - Victoria Street train station - 1.5km - Swan River foreshore & the beach - 1.9km - Mosman Park Golf Club - 2.1km - Royal Fresh Water Bay Yacht Club - 3.7km - Iona Presentation College Please contact Deborah Brady today to register your interest on 0405 570 903.