

**5 Sanctuary Lane, Mosman Park, WA 6012**



**House For Sale**

Friday, 16 February 2024

5 Sanctuary Lane, Mosman Park, WA 6012

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 402 m2**

**Type: House**



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## EXCLUSIVE SNEAK PREVIEW

Greeted with a timeless façade from the street, the harmonious blend of modern lines and enduring style are immediately apparent. A secure, low-maintenance residential offering, the four-bedroom, three-bathroom home above all seems to epitomize stylish, contemporary living. Privately positioned in one of West Australia's most prestigious riverside enclaves, the residence enjoys a sublime location within metres of the river, renowned Minim Cove Park, and esteemed St Hilda's Anglican Primary School. The light filled central entertaining area is centred around the sleek open-plan kitchen. A space designed with practicality in mind and one that delivers on its ability to cater at scale, it has been finished with a delightful blend of horizontal grain Honey Elm timber finish cabinetry, fresh white overhead cupboards and dark feature tiling. A cleverly thought-out area combining form and function, it is equipped with Ilve appliances, sleek natural finish engineered stone countertops and ample storage. The large separate scullery is a welcome addition to the space with ample bench area, storage options and an executive style fit-out. With views out to the swimming pool and garden area, the main living spaces create an inviting ambience that is both warm and captivating. Large sliding doors open out onto a serene alfresco area with its prized northern aspect. The contemporary finishes, chosen with an eye for both aesthetics and durability, reflect a commitment to quality that is evident throughout the home. The bedroom configuration is both practical and forward thinking. There are two main bedroom options with both a guest suite with a semi-ensuite bathroom downstairs and the master bedroom suite upstairs. The master suite enjoys a large walk-in wardrobe and a well-appointed ensuite bathroom with shower recess, bathtub, and vanity. The additional bedrooms, too, are designed with comfort and style in mind, providing fantastic natural light and ample space for family and guests alike. With an elegantly appointed family bathroom, the home effortlessly accommodates the needs of modern living, ensuring privacy and convenience for all. Beyond the boundaries of this refined residence, Mosman Park offers a unique and notably affluent lifestyle. Positioned near a selection of Western Australia's most elite schools, the riverside property sits within an exclusive community blessed with natural beauty. Its proximity to multiple waterfront parks, golf course, tennis and bowls adds further dimension to the highly sought after lifestyle offering. At a glance;

- Four-bedroom, three-bathroom double storey home
- Built in 2020 by the award winning JWH Group
- Secure, private, and low maintenance living
- Two main bedrooms with ensuite bathrooms both upstairs and downstairs
- All bedrooms enjoy large robes and fantastic natural light
- Separate home office, study, or activity room
- The three bathrooms are well appointed with bathtubs, semi frameless shower recesses and ample storage
- A second large living area upstairs enjoys excellent light and has in wall plumbing for future kitchen or bar facilities
- Generous balcony off the upstairs living space also enjoys a northern aspect to capture the winter sunshine
- Three toilets including a guest powder room downstairs
- Functional laundry off the kitchen area with good storage, workspace, and easy access to outside
- Highly functional walk-in linen or storage room by the front door
- Large, heated swimming pool with spa jets
- Two car garage with extra storage area and a large roller door to the rear of the property
- Ducted and zoned Panasonic reverse cycle air conditioning
- 6.5kw Goodwe solar power system
- Smart Wi-Fi accessible security system with multiple cameras
- AV intercom control panel to the front gate
- Two Rinnai Infinity gas instantaneous hot water systems
- Combination of electric and standard control vertical blinds, sheers, and curtains throughout
- Flooring includes beautiful, engineered timber flooring, high grade carpet and deluxe tiling
- LED lighting
- Batt's insulation
- NBN connected

This prized Mosman Park home is more than just a residence; it is an opportunity to write your next chapter set in one of the most coveted locations in West Australia. Offering a blend of contemporary design, elegant finishes, and an enviable lifestyle, it stands as a beacon for those seeking to invest in a home that promises not just living space, but a living experience. To arrange your own private inspection of this sensational home, contact Vivien Yap on 0433 258 818.

Rates & Local Information: Water Rates: \$2,633.15 (2022/23) Town of Mosman Park Council Rates: \$5,084.74 (2023/24) Zoning: R25 Primary School Catchment: Mosman Park Primary School Secondary School Catchments: Shenton College

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