

6 Manning Street, Mosman Park, WA 6012



Sold House

Friday, 27 October 2023

6 Manning Street, Mosman Park, WA 6012

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 956 m2

Type: House



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'Camyonbriana' as its fondly named has stood as a gentle guardian to those that have enjoyed its embrace for over three decades. The tri-level residence also enjoys a prestigious location just a few steps away from perhaps the finest panoramic views across Mosman Bay out to Perth's stunning city skyline. Having witnessed a lifetime of memories, the five-bedroom, two-bathroom home is filled with love, laughter, and cherished moments. Its elevated position, leeward of the prevailing sea breeze captures river views. It is blessed with abundant natural light and occupies a significant 956m² land holding. Dressed in Poinciana, flowering Wisteria, and a range of rose varieties, Camyonbriana delivers far beyond its prized position. This is a home that has etched its name into the tapestry of life's grand events playing host to endless gatherings including birthdays, graduations and even weddings. It is a place where gardens transformed into an aisle of dreams, and tears of joy mingled with the fragrance of bouquets. Generations united under its roof, sharing stories that spanned eras, forging connections as unbreakable as the foundation itself. Its design, led by long term Perth architect Bruce Robinson was shaped with family in mind. The strategic layout of the home has been crafted to maximise space and more importantly offer a highly functional, working home. Separation of the four bedrooms to the rear create a unique accommodation wing. Serviced by a large family bathroom easily capable of handling the high traffic demand of a morning routine, this section of the home wraps around the beautiful swimming pool and adjoining gardens. The expansive upstairs Master Suite provides the separation sometimes needed in today's busy schedule. The Master Suite includes a large, fully fitted walk-in robe, separate WC, shower recess and a beautiful spa bath. Finished in luxurious Italian marble, the bathroom offers fantastic space and is dominated by a large Rottneest-facing window. Also upstairs, the separate study, fitted with built-in desk and ample storage also acts as a further versatile living zone. Both Master Suite and study have direct access out to the north-east facing balcony that enjoys grand Mosman Bay and Perth skyline views. The homes' cozy embrace, where the pitter-patter of tiny feet grew into confident strides, is largely focused around the beating heart of the home, the kitchen. Overlooking both the living room and the swimming pool area this space is no doubt the well thought out engine room amidst the demands of a hectic family life. Wide U-shaped stone tops, flexible food prep areas for catering 'en masse' and an easy access informal dining area make this a user-friendly space to enjoy communal fare, stories of the daily escapades and countless memorable conversations. Its peaceful setting perched high above the pristine waters of the Swan River is surrounded by a range of the finest schools in the state. Iona Presentation College, St Hilda's Anglican School for Girls, Presbyterian Ladies College, Methodist Ladies College, Scotch College, and Christ Church Grammar are all just a few minutes away. There is easy access to the main public transport corridor into Perth along Stirling Highway as well as to the iconic beaches of Cottesloe or Leighton. At a glance; • A Bruce Robinson designed five-bedroom, two-bathroom home built in 1993 • Green titled land holding of 956m² • River views to the front, ocean views to the rear • Two car under croft garage plus gym/studio and wine nook • Beautiful below ground chlorinated swimming pool • A large, highly functional central kitchen fitted with granite tops, walk-in pantry, double St George upright electric ovens, St George five burner gas cooktop, Miele dishwasher, clever dual 'prep' zones and fantastic storage and workspace • Stunning European style gardens to the front and rear, reticulated off mains water. The rear garden includes a beautifully manicured lawn area for the sports fans or even for the marquee, flowering almond, lemon, and fig trees. A gazebo, shade house and chicken run complete the superb landscape design element of the residence • All bedrooms are generously sized and have built in desks, cupboards and fitted robes. The rear bedroom also has direct external door access to the outdoor pool area, should the need arise for guest or multi-generational living arrangements • The expansive front living room featuring a beautiful fireplace and built in bar, is perhaps the perfect spot to entertain. With three sets of opening doors to the balcony. • A fantastic blend of travertine tiles, carpet, and beautiful messmate solid wood flooring • Zoned living spaces provide a perfect blend of private and communal areas • The rear accommodation wing houses four bedrooms each with beautiful natural light, built in desks and ample fitted robe space. Delightful bay windows with under bench storage also offers the perfect place to steal some time and enjoy the next chapter of the book you're trying to read. • The upstairs Master Bedroom and home office open out onto a glorious river facing balcony • Both large bathrooms have been finished with double vanities, full height tiling, large shower recesses, bathtubs (spa bath in the master ensuite) and separate toilets • Double doors open out to elevated balconies on both levels • Fully ducted air conditioning throughout • Gas bayonets • NBNT to arrange your own private inspection of this wonderful home, contact Vivien Yap on 0433 258 818.