

7/9 Boundary Road, Mosman Park, WA 6012

vivian's

Sold Villa

Tuesday, 22 August 2023

7/9 Boundary Road, Mosman Park, WA 6012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 79 m2

Type: Villa



Gill Vivian

0415853926

\$550,000

This villa has been owned by the current owner for the last 30 years. It has been cherished and loved, but now it's time to pass the baton to a new owner who will cherish it just as much. At the front of the villa, you'll find an undercover carport and a small courtyard garden. Upon entry, you will be welcomed by the combined lounge/dining area that leads to a long and narrow kitchen, which, although in its original condition, is still highly functional. This space opens up to the rear west-facing courtyard. Off the living area is a spacious second bedroom that features sliding doors leading to an atrium. Situated at the rear of the property is the master bedroom, which includes built-in robes. A large courtyard and the shared bathroom which is separate and also in its original condition. This presents a perfect opportunity for first-time homebuyers, investors, or those seeking a lock-and-leave lifestyle. The group of 25 villas is known for being extremely friendly and well-run.

The Property:

- Open plan living/dining
- Functional kitchen
- Spacious bedrooms
- Carpeted throughout
- Separate laundry
- Two courtyards
- Carport parking
- Quiet complex

The Location:

- 95m approx. to Rope Works Park
- 850m approx. to Victoria Street Train Stops
- 900m approx. to Belin Cafe
- 1.1km approx. to Mosman Park Primary School
- 1.3km approx. to Mosman Park Shopping Centre
- 1.4km approx. to South Cottesloe Beach
- 2.2km approx. to St Hilda's Anglican School

Please call Trent or Gill to book in your private inspection today. We are your Western Suburbs specialists - Living and Breathing Mosman Park, Perth WA! Please note that while every best effort is made to ensure rates are correct at 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. Council Rates: \$1,125.14 per annum approx. Water Rates: \$1,120.42 per annum approx. Strata Rates: \$600.00 per quarter approx. (Admin) Strata Rates: \$25.00 per quarter approx. (Reserve)