

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



**Sold House**

Sunday, 13 August 2023

7 Arthur Street, Mosman Park, WA 6012

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 7**

**Type: House**



Jody Fewster  
0862447885

**\$3,500,000**

Nestled in an exclusive enclave in Mosman Park's Chidley Point, this impressive family residence exudes a classic style and understated luxury. Boasting a huge landholding and the potential to subdivide, it offers an investment from which you'll benefit now and in years to come. Crafted from Florentine limestone, charcoal slate roof tiles and timber accents, this welcoming home is spread over two levels and features defined living and accommodation zones. Tandem parking for multiple cars behind an electric gate and a four car garage accessed from the rear laneway provides ample room for your family, guests and recreational toys. Inside, skylights, a central full-height void and north-facing windows in most rooms flood the home with natural light. The rich timber flooring and window frames offset the bright, whitewashed walls and elegant stone surfaces. Recently renovated, the central kitchen separates the two downstairs living areas that wrap around the gorgeous wisteria-covered pergola. Your sleek culinary space boasts marble countertops - including a sweeping breakfast island - plenty of soft-closing drawers, and high-end European cooking appliances. The main bedroom suite is a haven for busy parents, with an impressive bay window with French doors opening onto the sun-drenched rear terrace. The stylish ensuite features a marble double vanity and floor tile, a free-standing oval bathtub, circular black mirrors, and matching tapware. At the opposite end of the home, a spacious study with a private entrance provides the perfect solution for home-based professionals. Upstairs, a second study area provided a dedicated space for homework, away from the four secondary bedrooms with built-in robes. Two bathrooms service this upper level, each with a shower, bathtub and WC, ensuring a stress-free flow on school mornings! Outside, minimalist landscaped gardens frame the sprawling lawn and swimming pool. There's space galore to host events for all occasions, from Christmas and birthday parties to weddings and pre-formal celebrations. Perennially popular, this Mosman Park location is sought by families who value the exceptional private schools nearby, including St Hilda's, a 250m walk, picturesque parklands and proximity to the spectacular Swan River. Mosman Park Tennis and Golf Clubs are also a short stroll away, and plenty of delectable local cafes and restaurants are nearby on Wellington and Glyde Streets. Inside and out, this home is built to make memories that will last a lifetime. Contact Jody Fewster of Ray White Cottlesloe | Mosman Park to secure your viewing on 0414 688 988. Features include:

- Five king-sized bedrooms, three bathrooms, plus powder
- Huge block with subdivision potential (zoned R25)
- Home office, plus separate study upstairs
- Beautifully renovated kitchen and ensuite with marble benches
- Spacious internal living areas
- Gas fireplace in the front lounge room
- Built-in robes in all bedrooms
- Baths in each bathroom
- Solid timber flooring to ground level and staircase
- White plantation shutters throughout
- Ducted reverse-cycle air conditioning
- Central alfresco pergola
- North-facing rear gardens and swimming pool
- Limestone paving and planter beds
- Secure parking for up to 7 vehicles
- Alarm with provisions for monitoring
- 4 x external cameras with facial recognition
- Audio-visual intercom
- Rear laneway access

Location (approx. distances):

- 250m St Hilda's Anglican School
- 420m Mosman Park Tennis Club
- 1.6km Mosman Park Primary School
- 1.7km Iona Presentation College (Junior)
- 1.7km Iona Presentation College (Senior)
- 520m (walk) Mosman Park Golf Club
- 2.0km Coles Mosman Park
- 520m Russell Brown Adventure Park

\* Floor plan available on request \* Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance.