

7 Glanville Street, Mosman Park, WA 6012



House For Sale

Saturday, 16 December 2023

7 Glanville Street, Mosman Park, WA 6012

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 405 m2

Type: House



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EXCLUSIVE SNEAK PREVIEW

Welcome to 7 Glanville Street, Mosman Park! This charming house is the perfect opportunity for first-time homebuyers or investors looking for a property with great potential. This property is ideally situated on a serene, family-friendly street, within walking distance of excellent amenities. The single-story, low-maintenance residence is suitable for immediate occupancy, rental, or renovation/redevelopment to create your ideal home. Constructed in the late 1960s, this solid brick home boasts large windows and Jarrah floors, offering limitless potential. Upon entering the spacious and bright living area, you'll enjoy a delightful view through the expansive front windows overlooking the lawn and greenery of the front yard. Proceeding down the Jarrah hallway, you'll pass the dining area and updated kitchen, which is both functional and well-equipped with ample storage. To the left is the master bedroom, featuring large windows with views of the peaceful street. Towards the rear of the home, you'll find the second and third bedrooms, both with generous windows and strategically placed away from the kitchen and living area to minimize noise disturbance. A hallway door further enhances privacy between the living rooms and bedrooms. The bathroom includes both a bath and shower, and through the laundry, you'll discover the WC. The back of the property features a well-sized paved courtyard adorned with garden beds and established greenery. This secure and enclosed space is an excellent spot to enjoy lunch with friends under the shade of a beautiful Jacaranda tree. Additional features of the property include a spacious lock-up garage, undercover carport, gas heating, reverse-cycle split system air-conditioning, and off-street parking for four cars. The rear access (ROW) is a valuable asset for potential future construction. Renting out this low-maintenance property while planning your dream home will pose no challenges. The location is ideal, with the Mosman Park Shopping Centre just a block away, offering Coles, a pharmacy, cafe, bakery, Pilates studio, day spa, hairdressers, bottle shop, and more. A fabulous Italian cafe is also conveniently located at the end of the street. Various schools, both primary and secondary, are within walking distance, and public transport to schools further afield is easily accessible. The Victoria Street train station, a short 500m walk away, ensures a smooth commute to the CBD. The proximity to Mosman Park Primary School (a 3-minute walk) streamlines the morning routine, eliminating the daily struggle of getting children into the car. The house is strategically located for an enjoyable lifestyle, with Mosman Park beach just a quick walk across the highway and train line at Victoria Street. The coastal walk stretching south to Leighton Beach and north to Swanbourne provides breathtaking views. Entertainment options are abundant, with small bars and restaurants on Glyde Street just a 10-minute stroll away. The Camelot Theatre is within walking distance, and it's easy to reach Fremantle, Cottesloe, Claremont, and Perth by train. Another significant advantage is the property's proximity to the beach, offering quick and easy access to Mosman Park Beach and the stunning coastal walk. A morning swim could easily become a new daily ritual. This low-maintenance, easy-living home is perfectly located, catering to individuals of all ages and life stages. It's a fantastic property offering numerous exciting options to potential buyers. Don't miss out on this exclusive sneak preview! With its attractive price guide, this property won't stay on the market for long. Contact us today to arrange a viewing and secure your future home in Mosman Park. **DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.