

# 71B (Proposed Lot 2) Monument Street, Mosman Park, WA 6012



## House For Sale

Friday, 29 March 2024

71B (Proposed Lot 2) Monument Street, Mosman Park, WA 6012

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Scott Ellwood  
0417188147

## Expressions of interest

This brand new architectural inspired home must be seen to be fully appreciated. Designed by Dorian Morelli and hand crafted by Formview Building Company, who have created a new style of living for those who appreciate innovative design, quality finishes, and low maintenance in a prestigious lifestyle location. The north facing spacious four bedroom, three bathroom masterpiece has nearly 330sqm of internal living (including garage) set over three independent levels. The street level garage entry opens up into the secondary bedrooms and study, the lower ground level has a private entrance that goes down a set of stairs to the front door with an atrium garden and into the main living and outdoor entertaining area's. The third level is the private master bedroom and retreat. Features include;- Double glazed custom windows- Shadow line ceilings - Woodpecker timber flooring with a mitred timber staircase- Full height tiling - Reverse cycle ducted A/C with linear grills with optional smart phone controls- Secure street gate entrance to lower ground with electric strike and pin entry and optional smart phone control- Alarm system- Ceiling mounted WIFI access points across three levels- Data points throughout with hub in garage- Danmar custom garage door- Maxline external cladding that waterfalls from roof to wall seamlessly without any gutter- Alfresco with built in BBQ- Great privacy - Luxuriously appointed - Custom made cabinetry- Desirable northern aspect - Guest bedroom and ensuite overlooking private atrium garden- Designer landscaping - Automated blinds to master bedroom and window treatments throughout - Survey strata - no levies - Perfect city base or lock and leave- Under stair storage - Maintenance warranty and structural warranty included Lifestyle location benefits;- A short walk to Camelot Cinema - A short walk to Mann Oval, Davis Oval & Nash Field- A short walk to Mosman Park Shopping Centre- Close to Iona Presentation College, St Hilda's Anglican School for Girls & PLC- Close to local primary schools Mosman Park Primary & Cottesloe Primary- Easy access to Mosman Park Train Station- Easy access to Cottesloe Beach- Easy access to Royal Freshwater Bay Yacht Club\* Please note that the property is lot 1 of a proposed 2 lot survey-strata plan and that new certificate of titles are expected mid April 2024. Disclaimer:\*

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