

**8/26 Wellington Street, Mosman Park, WA 6012**

**vivian's**

**Townhouse For Sale**

Saturday, 11 May 2024

8/26 Wellington Street, Mosman Park, WA 6012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 93 m2**

**Type: Townhouse**



Trent Vivian  
0432392387



Gill Vivian  
0415853926

## Openn Offers

For sale by Openn Offers at 5pm on the 30th of May 2024 (seller reserves the right to sell prior too)It can't get much better than this! A rare 3-bedroom townhouse is on the market!Fully rendered and constructed in double brick. This amazing townhouse is boasting 3 well sized bedrooms and renovated throughout. The outdoor space is an estimated combined 79 sqm with newly laid buffalo grass. Whether you're looking to host special occasions or a barbecue, this area can be set up for some magical memories with your friends and family, the possibilities certainly stack up.As you step inside the home via the shopper's entrance, you will begin to appreciate just how light and bright it feels, with all the renovations done in a neutral decor. The open plan layout with polished concrete flooring that flows seamlessly across the living areas. The modernised kitchen has an abundance of storage with under bench and overhead cabinetry, there is also an electric oven and cooktop, rangehood, and sink.The renovated laundry is basic but well equipped with the essentials, basin, minor storage cupboard and a space to but your dryer and washing machine in-between. Next door to the laundry there is a extra toilet for your guests.As you walk up the jarrah staircase, you will be greeted by carpet flooring that flows through to all 3 bedrooms. All bedrooms are well sized with two having in-built robes and sliding doors. All bedrooms are equipped with reverse cycle air-conditioning to keep you cozy in the winter months and cool in the summertime. But the winner on this level is bedroom 1's private balcony with a northern outlook, perfect for those morning coffees and book reading.Why we love this property: • Corner position • North facing orientation • Two storey• Private garage • Large outdoor space• Reverse cycle air-conditioning in the bedrooms What we love about the location:• 150m (approx.) to Coles Shopping Centre• 300m (approx.) to Glyde Street Cafe's • 300m (approx.) to Phyl & Tom - Open Now!• 600m (approx.) to Victoria Street Train Station • 900m (approx.) to Mosman Park BeachFor more information or to book an inspection please contact Trent Vivian 0432 392 387 or Gill Vivian 0415 853 926.Council rates: \$2,241.71 per annum Water rates: \$1,120.42 per annumStrata fees: \$1,581.75 per quarterWe are your Western Suburb Specialists! Living local and selling Mosman Park.Please note that while every best effort is made to ensure rates are correct at the 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.