

**17 Horgan Street, Mosman Park, WA 6012**

**vivian's**

**House For Sale**

Wednesday, 26 June 2024

17 Horgan Street, Mosman Park, WA 6012

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 425 m2**

**Type: House**



Trent Vivian  
0432392387



Gill Vivian  
0415853926

## Sneak Preview Next Week - Register for Details!

For Sale by Openn Offers on or Before 5:30pm on the 18th of July 2024 (the seller reserves the right to sell prior to) 425sqm of prime real estate, right in the heart of Mosman Park. Situated within a quiet and peaceful neighbourhood, 17 Horgan Street is ready for its new owner to make their mark. Safe and secure, the property has a large steel gate that can house two vehicles comfortably under the carport, behind a lockable steel gate. The front yard is nice and tidy and has been decorated with succulents and flower beds. Built in the 1970s, this brick and tile home has a mix of carpet and vinyl flooring and is painted in a neutral décor throughout. The windows are finished with a mix of vertical and roller blinds and include insect screening for added protection. There are three bedrooms, the master features a ceiling fan and a large floor-to-ceiling wardrobe with mirrored doors. The tiled bathroom has a small bath, shower, and separate toilet. The home has plenty of storage cupboards, plus a large laundry and another separate toilet. The kitchen is in original condition and comes with dishwasher and freestanding oven. It's easy to see that the selling point of this property is the large backyard space which is fenced with colourbond and has plenty of established trees for shade and privacy. Simply knock it down and rebuild or renovate to your heart's content - this is an amazing opportunity in a sought after street, and it won't last in this hot market for long. Why we love this property: • Entry level opportunity in a sought after street • Renovation / Addition opportunity • Private and secure • Friendly neighbourhood community • Reverse cycle air-conditioning • Front and rear yards Why we love this location: • 400m (approx.) to Stringfellow Park • 600m (approx.) to Iona Presentation College • 620m (approx.) to Coles Supermarket • 850m (approx.) to the river • 1.4km (approx.) to Leighton Beach For more information or to book an inspection please contact Trent Vivian 0432 392 387 or Gill Vivian 0415 853 926. Council rates: \$2,752.55 per annum Water rates: \$1,255.01 per annum We 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.