

**18 Saddington Cres, Mosman Park, WA, 6012**



**House For Sale**

Friday, 16 August 2024

18 Saddington Cres, Mosman Park, WA, 6012

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## An Elite Riverside Sanctuary

From the street, the striking façade, and angular features of 18 Saddington Crescent command immediate attention. Moments to the gentle lapping of the water's edge and enjoying stunning views out across the river, this superbly contemporary Mosman Park residence is as refined as it is practical.

At the hands of renowned architect Alan McDonald, the four-bedroom, two-bathroom family home embodies contemporary living and offers a strategic floorplan capitalizing on its naturally elevated outlook. Crafted by the esteemed Brian Burke Homes, and having undergone a range of carefully integrated upgrades, the prestigious waterside residence offers a rare opportunity in the tightly held Mosman Waters enclave.

Bright, well-articulated interior spaces transition to a highly polished, north-facing resort-style outdoor area. Cleverly positioned balconies to the front and rear maximise the outlook and blur the lines between inside and out.

From the entrance, Tasmanian oak flooring and light Venetian polished walls create a balance of textures and a welcome embrace. The downstairs office is cleverly positioned away from the living quarters and offers versatility in its usage. Two generously sized bedrooms with built-in robes occupy the ground floor, with one opening directly onto the outdoor alfresco.

The downstairs living area, complete with a built-in kitchen/bar area enjoys stackable sliding doors to the pool area and a servery window to the outside.

The main living, dining, and kitchen areas are on the first floor. Capitalising on the sensational outlook, the views from this space are spectacular and capture an alluring sense of scale and elevation from the hub of the home.

The master bedroom, also on the first floor enjoys fantastic views and is fitted with his and hers fitted walk-in robes and an executive ensuite bathroom. Finished with beautiful tiling, a large double shower, and a separate WC, this is also designed as a powder room.

Positioned in an area celebrated for its natural beauty and upscale tranquillity, this home offers a unique vantage point in one of Perth's most desirable suburbs. The proximity to the Swan River and local amenities like the Mosman Park Golf Club enriches the daily lives of those who call it home, blending leisure and convenience in a profound lifestyle opportunity.

At a glance;

- An Alan McDonald designed home crafted at the hands of the award-winning Brian Burke Homes in 2003
- Land size is 480m<sup>2</sup>
- Four bedrooms, two bathrooms, and a double-car garage
- Two generous living areas, one upstairs with both front and rear balcony access, one downstairs overlooking the pool
- Upstairs open plan kitchen, breakfast bar, dining area, and living room with sweeping views across the river towards East Fremantle
- Custom-designed, well-appointed spacious kitchen with granite benchtops, stainless steel features, high-quality appliances, and upgraded cabinetry. A fully fitted scullery is adjacent to the kitchen
- Large well-positioned windows allow maximum natural light flow while sliding doors access the generous balcony areas
- Custom-designed stainless-steel balustrading for the staircase and balconies
- Hot and cold-water outdoor shower
- Zipp hot, cold, and sparkling water filtration system
- Superb heated 12-metre lap pool with extra swim area, auto water leveling, remote-controlled lights, and a Chemigem filtration system
- Beautiful alfresco area with ultra-low maintenance Knotwood pergola and sleek honed aggregate underfoot
- Gas instantaneous hot water system
- Automated vertical blinds in the living areas with additional sheers

- Ceiling fans
- Built-in gas BBQ
- Stylish laundry with ample cupboard and storage space, a laundry chute, and direct access to the side drying area
- Large double garage with utility area, under stair storeroom, and a third parking bay behind the custom-made sectional roller door
- Fully ducted and zoned reverse cycle air-conditioning
- Externally flued gas fireplace in the upstairs living room
- Remote controlled fully reticulated gardens and bespoke designer landscaping to the front and rear
- NBN

Its peaceful setting perched above the pristine waters of the Swan River is surrounded by a range of the finest schools in the state. Iona Presentation College, St Hilda's Anglican School for Girls, Presbyterian Ladies College, Methodist Ladies College, Scotch College, and Christ Church Grammar are all just a few minutes away. There is easy access to the main public transport corridor into Perth along Stirling Highway as well as to the iconic Cottesloe Beach.

To arrange your own private inspection of this commanding home, contact Vivien Yap on 0433 258 818.

**Rates & Local Information:**

Water Rates: \$2,391.71 (2022/23)

Town of Mosman Park Council Rates: \$4,789.89 (2023/24)

Zoning: R20

Local Primary School: Mosman Park Primary School

Secondary School Catchment: Shenton College

Local Independent Schools: Iona Presentation College, St Hilda's Anglican School for Girls, Presbyterian Ladies College, Methodist Ladies College, Scotch College, and Christ Church Grammar

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