

2 Portsea Rise, Mosman Park, WA, 6012



House For Sale

Wednesday, 14 August 2024

2 Portsea Rise, Mosman Park, WA, 6012

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Richard Young
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Perfectly Positioned For Functional Family Living

All Offers By 21 August at 5pm. Seller reserves the right to sell sooner.

Occupying the most tranquil of cul-de-sac settings whilst backing on to Recreational Parklands, this promising 4 bedroom 3 bathroom entry-level home offers contemporary comfort for all involved in a friendly Mosman Park neighbourhood location that is just footsteps away from our picturesque Swan River and beautiful Leighton Beach.

Top public and private schools, along with various public-transport options, cafes, restaurants and shops also sit nearby, with an overwhelming sense of convenience adding to this property's exciting potential, despite its surprising seclusion.

Inside, a welcoming media-come-sitting room can be set up any which way you like, as can the central open-plan living and dining area adjacent to the kitchen. The latter is well-equipped with two separate corner storage pantries and efficient cooking appliances.

A spacious rear family room makes it three fantastic living zones in total, with the larger master-bedroom suite nestled right away from the minor sleeping quarters. It plays host to a walk-in wardrobe and an intimate ensuite bathroom with a vanity, toilet and shower.

Servicing the two spare bedrooms both hosting their own built-in robes is a practical main family bathroom with a shower, toilet and vanity. The bonus in the floor plan is a huge fourth or "guest" bedroom suite with further built-in robes and another ensuite complete with a shower, toilet and powder vanity like the other bathrooms.

Outdoors and off the family room, a covered patio encourages year-round entertaining, as well as terrific protection from the elements. The backyard consists of a splendid lawn area for the kids and pets to play on.

The opportunity to add your own personal modern touches throughout and put your own spin on things should not be underestimated, either. Welcome home!

Key Features and Local Amenities:

- ☑ Front media/sitting room
- ☑ Central open-plan living/dining/kitchen area
- ☑ Large rear family room
- ☑ Spacious master and guest bedroom suites
- ☑ Robes in every bedroom (WIR to the master suite)
- ☑ Separate main family bathroom
- ☑ Toilets in all three bathrooms
- ☑ Separate laundry with a double-door storage cupboard and access out to the side/rear drying courtyard
- ☑ Outdoor patio-entertaining area
- ☑ Solar-power panels
- ☑ Ducted air-conditioning
- ☑ Established lawns and gardens
- ☑ Side garden shed
- ☑ Double lock-up garage, with external access down the side of the property
- ☑ 200sqm (approx.) of internal living area
- ☑ 570sqm (approx.) block
- ☑ Quiet cul-de-sac setting
- ☑ Footsteps from both the river and Leighton Beach
- ☑ Walk to lush green parks and recreational reserves, including Swansea Park at the rear, Monument Hill Park, the Buckland Hill Tennis Courts and the riverside Garungup and Minim Cove Parks

☒ Stroll to bus stops and the Victoria Street Train Station

☒ Close to Mosman Park Golf Club, the Mosman Park Bowling Club, other exclusive sporting clubs, the Mosman Park Shopping Centre and the Royal Freshwater Bay Yacht Club

☒ Minutes away from excellent educational facilities, including St Hilda's Anglican Girls' School and Mosman Park Primary School

☒ A short commute to local culinary hotspots, including Samson's Paddock, the Vanille Patisserie and even Bib and Tucker in neighbouring North Fremantle

☒ Easy access to Fremantle, Cottesloe Beach and even world-class shopping at Claremont Quarter

Council Rates: Approx \$3,708 per annum

Water Rates: Approx \$1,7688 per annum

Disclaimer:

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