

5 Pethybridge Heights, Mosman Park, WA 6012



House For Sale

Monday, 1 July 2024

5 Pethybridge Heights, Mosman Park, WA 6012

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 376 m2

Type: House



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Offers By 5pm 31st July 2024

ALL OFFERS WILL BE PRESENTED BY 5pm 31st JULY 2024 (unless sold prior) An amazing corner location within the most tranquil of cul-de-sac settings and overlooking the lush Mount Lyell Park only footsteps away from our picturesque Swan River is where this elegant two-storey executive family home deserves to be. Life in this peaceful enclave means an easy walk to Masson Mews, the beach, parks and playgrounds and minutes to local fine dining, tennis and golf clubs and St Hilda's Anglican School. Head out for dinner in the Mosman Park precinct or Queen Victoria Street, or down the road to shop at nearby Cottesloe Village. This is a dream lifestyle location. Beyond double-gated front gardens and off the entry lies a formal lounge room - or home office. Step down from the foyer to an enormous open-plan family, dining, and kitchen area that exudes modern quality. The kitchen features granite benchtops, double sinks, a dishwasher, a range hood, high-end appliances including an integrated microwave, and a coffee machine, complemented by glass splashbacks and more. A downstairs powder room precedes a functional laundry with a linen press, a clothing chute from the upper level, ample built-in storage, and outdoor access for drying. Off the family room, a pitched patio-entertaining area boasts a ceiling fan and a barbecue or pizza-oven nook in the corner, set within the low-maintenance rear yard. Upstairs, an informal lounge or retreat is spacious and opens to the front balcony via double doors. The highlight of the sleeping quarters is a massive master suite with king-size proportions, double doors for privacy, a ceiling fan and walk-in wardrobe. The ensuite is luxuriously equipped with a spa bath, exquisite stone twin vanities, a large shower and separate toilet. Two of the minor bedrooms open to their own generous shared balcony with treetop and river views. Also on the top floor are a powder room, a double-door linen cupboard, and a laundry chute. Enjoy riverside walks along Garungup Park, you are close to beautiful beaches, Fremantle, cafes, restaurants, public transport, shopping, Mosman Park Golf Club, other prestigious sporting clubs, the Royal Freshwater Bay Yacht Club, and more. FEATURES: • 4 bedrooms plus a home office • Two large living areas on separate levels • Solar Panels • Double entry doors • Ducted heating and cooling throughout • Integrated ceiling audio speakers • Plantation shutters • Reticulated and manicured gardens • Secure double lock-up garage with storage Rates & Local Information: Water Rates: \$2,397.32 p/a (2022/23) Town of Mosman Park Council Rates: \$4,694.58 p/a (2023/24) Zoning: R30 Primary School Catchment: Mosman Park Primary School (PLEASE NOTE: This is a school without a local intake area so the only criterion for prioritising enrolments is proximity to the school.) Secondary School Catchments: Shenton College DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.