

**35 Somerset Crescent, Mosman Park, WA 6012**



**Sold House**

Monday, 30 October 2023

35 Somerset Crescent, Mosman Park, WA 6012

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 502 m2**

**Type: House**



Greg Rossen  
0418924949

**\$1,415,000**

Under Instructions from the Executor of the Estate, the Property will be sold by Genuine Public Auction on site at 12 noon Saturday, 28th October, 2023 Why We Love The Property It is ideally located in the prestigious Buckland Hill Estate. Right between the Ocean and the River. Located in a quiet cul-de-sac Walk to Buckland Hill Reserve This is a generous size house on a 502sqm block. A remote controlled double garage. Accommodation and Features: Formal Lounge and Dining Kitchen with Miele dishwasher Meals Area/ Large Family Room Master bedroom with walk-in-robe Three bedroom, Two bathrooms Remote controlled double garage Prestigious Buckland Hill Estate Walk to Buckland Hill Reserve Investors: take advantage of the amazing rental rates. Empty Nesters: a single level house with perfectly positioned location This is a deceased estate and the executors are genuine in their intention to sell. Don't miss out! (Others will be interested). Home Open: Saturdays 11.15am to 12 noon Land Size: 502sqm RATES: Town of Mosman Park 2023/2024 - \$2,892.99 Water Corporation 2022/2023: \$1,546.75 Auction Conditions: 1. Settlement will take place 30 days from the sale of the property. 2. On the fall of the hammer, \$50,000 will be paid by electronic bank transfer or bank cheque into the Rossen Real Estate Trust Account