

65 McCabe Street, Mosman Park, WA 6012

vivian's

House For Sale

Wednesday, 8 May 2024

65 McCabe Street, Mosman Park, WA 6012

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 685 m2

Type: House



Trent Vivian
0432392387



Gill Vivian
0415853926

Sneak Preview - Enquire for Details.

For Sale by Open Offers on or before 5:30pm of the 22nd of May 2024 (seller reserves the right to sell prior to) First time offered! Two family generations who have loved and cherished this home for 45 years. Now it is time to pass it onto the next lucky family or owner. This 164 sqm, brick and tile home is in original condition and is ready for a full makeover. Set back from the road and very private, this home has lovely road frontage, with mature trees and rockery surrounding the front entrance. The property is set on 685 sqm, fully fenced, and includes a large shed, tandem carport plus storeroom with side access and the best part of all, it has a northern rear aspect that is elevated. 65 McCabe Street has plenty of character and exudes 1970s style. Consisting of three large, carpeted bedrooms, plus a fourth without a wardrobe which would be ideal as a study or home office, a bathroom with bath and shower, plus a separate toilet and extra-large laundry. The home is finished with extra high ceilings which creates a sense of space and roller shutters have been installed on all windows to help keep the home cool in warmer months. The huge living area has a gas fireplace which leads to the formal dining room through an arched entranceway. The dining area opens out via sliding doors to the rear yard, which has a paved patio and a freestanding washing line. The kitchen is located at the rear of the home and has recently been renovated - this includes a pantry, electric stove, double fridge recess, double basin, and built in oven. Make no mistake - this home will be sold! Our vendor is highly motivated to sell. Get in touch today to find out more. Why we love this opportunity:

- First time this property has ever been up for sale! (owned for 45 years)
- North facing rear
- Incredible potential (being a solid brick home)
- 760m to Mosman Park Primary School
- 1.4km to Mosman Park Beach (approx.)
- 500m to Swan River (approx.)

For more information or to book an inspection please contact Trent Vivian 0432 392 387 or Gill Vivian 0415 853 926. Council rates: \$2,973.12 per annum Water rates: \$1,506.49 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.