

64 Victoria Street, Mosman Park, WA, 6012



House For Sale

Wednesday, 20 November 2024

64 Victoria Street, Mosman Park, WA, 6012

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Type: House



Claire O'Meara



Vivien Yap

Prestigious Corner Block with Subdivision Potential in Mosman Park

Seize the chance to own a piece of coveted Mosman Park real estate - a subdividable 493 sqm corner block with valuable rear lane access via Goonan Lane. Perfectly situated between the tranquil Swan River and the iconic coastline, this property blends development potential with unparalleled lifestyle benefits.

Property Highlights:

Subdivision Potential: Unlock investment opportunities with this prime corner block, perfect for redevelopment or creating your dream home.

Superior Location: Positioned between the serene riverbanks and Perth's famed sandy beaches, offering the ultimate balance of waterfront living and coastal leisure.

Convenience: Rear access from Goonan Lane enhances ease of use and development possibilities.

Why Choose Mosman Park?

Mosman Park isn't just a suburb; it's a lifestyle. Nestled in Perth's prestigious western suburbs, this area is renowned for its affluent community, scenic beauty, and vibrant atmosphere. Imagine living minutes from the sweeping Cottesloe Beach, perfect for sun-soaked days and sunset strolls. The lush Mann Oval and Tom Perrott Reserve provide ample green space for outdoor activities, while the Mosman Park Golf Club delivers a touch of leisure and sport right at your doorstep.

Proximity to Elite Amenities:

Education: Top-tier schools, including Iona Presentation College and St Hilda's Anglican School for Girls, are just moments away.

Dining & Shopping: Enjoy local gems such as Mosman Park Shopping Centre, artisan cafes, and upscale dining venues.
Cultural Landmarks: Nearby Fremantle offers historic charm, bustling markets, and an array of entertainment options.
Recreation: Spend weekends at the Royal Freshwater Bay Yacht Club, indulge in riverside picnics, or explore scenic walking trails along the Swan River.

With excellent transport links providing seamless access to both Perth CBD and Fremantle, Mosman Park offers convenience, luxury, and lifestyle all in one.

Don't miss this exceptional opportunity to secure your place in one of Perth's most sought-after locales.

Contact Claire O'Meara or Vivien Yap for exclusive access and further details.

Rates & Local Information:

Water Rates: \$1251.65 (2023/24)

Town of Mosman Park Council Rates: \$2397.22 (2024/25)

Zoning: R40

Primary School Catchment: Mosman Park Primary School & Cottesloe Primary School (note: these schools advise they have no local intake area so the 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.