

107/38 Glyde Street, Mosman Park

INSPECT BY PRIVATE APPOINTMENT | CALL FOR DETAILS

Auction Location: Onsite

AUCTION 11:00AM SATURDAY 13TH DECEMBER 2025 ON-SITE
(Unless sold prior)




Auction Location: On Site

For more information or to register to bid, be sure to call Daniel Colbert ASAP.

Perfectly perched on the first floor of an award-winning boutique complex, this sophisticated 2 bedroom 2 bathroom residence delivers a level of comfort and class that simply outshines the rest.

Just steps from Samson's Paddock, Rodney's and all the vibrant eateries and bars that define Mosman Park's buzzing entertainment scene, this is modern western-suburbs' living at its absolute finest - spacious, secure and effortlessly elegant.

Crafted with sustainability and quality at heart, the exclusive building is

2  2  2 

FOR SALE
UNDER CONTRACT

AGENTS

Daniel Colbert
0414 337 434
daniel.colbert@ljhooker.com.au

AGENCY

LJ Hooker City Residential
(08) 9325 0700

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

home to only 29 premium apartments, designed to capture natural light, sea breezes and an uplifting sense of openness. Up on Level Six, a breathtaking communal rooftop terrace elevates entertaining to new heights, with barbecue stations, relaxed seating zones and dreamlike views stretching across leafy treetops to the sparkling ocean beyond. Sunsets here are something else - and your guests will never forget them.

Inside, the apartment itself enjoys total privacy from the elements, yet spills out on to a sun-drenched north-facing alfresco-entertaining courtyard framed by easy-care greenery and calming leafy outlooks. Full-height sliders dissolve the boundary between indoors and out, revealing a beautifully-executed open-plan living, dining and kitchen area.

Here, bespoke media cabinetry, stone bench tops, a breakfast bar, sleek track lighting, clever custom storage solutions, a hidden microwave nook and premium Smeg appliances - including an Induction cooktop, separate oven, integrated range hood and integrated dishwasher - all come together to create a space that's as functional, as it is stylish.

A cavity slider neatly separates the main living zone from the minor wing, where you'll find a European-style laundry (with folding doors, a stone counter top and under-bench cabinetry), built-in linen storage, a generous carpeted second bedroom with triple-slider mirrored built-in wardrobes and a fully-tiled second bathroom —complete with a rain/hose shower, toilet and mirrored cabinetry.

Privately positioned at the opposite end of the layout, the deluxe carpeted master suite impresses with courtyard access, generous proportions, its own soft carpet under foot and a fitted walk-in robe that flows directly into a chic, fully-tiled ensuite —featuring a rain/hose shower, vanity, toilet and mirrored storage to keep with theme.

Down in the secure basement, dual tandem car bays await near a conveniently-located lock-up storeroom, all accessed via the rear laneway entry on Waite Lane. Ample visitor parking - both within the complex and on Glyde Street - ensures easy hosting for all.

Better yet, Glyde Café sits right at ground level for your morning ritual, while the river and beach are only 500 metres and 600 metres away respectively. Everything else you could want or need is within effortless reach —Mosman Park Train Station, bus stops, the Mosman Fresh grocer, medical suites, Mosman Park Shopping Centre, lush green parks, St Hilda's Anglican School For Girls, Iona Presentation College, Mosman Park Primary School, the Peppermint Grove Tennis Club, the Royal Freshwater Bay Yacht Club, more shopping at both Cottesloe Central and Claremont Quarter and Fremantle's historic heart - all just minutes from your front door.

This is premium apartment living in one of Perth's most enviable pockets - an inspired blend of chic design, lifestyle convenience and undeniable Mosman Park charm. Your spectacular sanctuary at 38 Glyde is ready to impress.

Step inside —and prepare to fall in love!

Features include:

- " Secure gated entrance to the complex —and the open lobby/lift area
- Fob/swipe access to the apartment and common areas
- Quality wooden floorboards
- Full-height glazing
- Extra-height doors and ceilings
- Open-plan living

- North-facing alfresco-entertaining terrace/courtyard
- Large bedrooms with their own robes
- Fully-tiled master-ensuite and separate second bathrooms
- European-style laundry
- Linen storage
- " Stone bench tops
- " Integrated Smeg kitchen appliances —including an Induction cooktop and dishwasher
- Daikin ducted and zoned reverse-cycle air-conditioning system
- Hikvision A/V intercom system
- Quality window treatments and blind fittings
- Shadow-line ceiling cornices
- Feature skirting boards
- Feature down lights
- Stunning landscaped rooftop barbecue/entertaining/seating terrace with ocean and sunset views for all residents to embrace
- 25kW solar power-panel system to cover the complex/common areas
- Complex CCTV security cameras
- maintenance complex gardens
- Two (2) tandem basement car bays, close to a secure lock-up storeroom
- Secure ground-floor visitor-parking bays
- Private remote-controlled laneway access into the carpark areas
- Small pets allowed
- Completed in 2020 (approx.)

Points of Interest (all distance approximate):

- 80m to Samson's Paddock
- 200m to the nearest bus stop
- 270m to Rodney's
- 300m to Mosman Park Shopping Centre
- 300m to Mosman Park Train Station
- 350m to Mosman Park Medical Centre
- 500m to the Swan River
- 600m to the beach
- 900m to Iona Presentation College
- 950m to Mosman Park Primary School
- 1.1km to St Hilda's Anglican School For Girls
- 1.2km to Cottesloe Central
- 1.4km to Peppermint Grove Tennis Club
- 1.8km to Royal Freshwater Bay Yacht Club
- 3.6km to Claremont Quarter
- 6.0km to Fremantle
- 13.0km to Perth CBD
- 29.4km to Perth Airport (T1)

FOR SALE BY AUCTION (Unless Sold Prior)

DATE&TIME | Saturday 13th December 2025, 11:00am

LOCATION | ON SITE

For more information or to register to bid, be sure to call Daniel Colbert

Approximate Outgoings:

- Council Rates \$3083.49 pa
- Water Rates \$1563.39 pa
- Strata Admin \$1193.50 p/qtr
- Strata Reserve \$423.50 p/qtr

MORE DETAILS

Property ID 3UJ2FGJ
Property Type Apartment

Daniel Colbert 0414 337 434
Sales Executive | daniel.colbert@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700
Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au



All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

NORTH →

1. 38 Glyde Street
2. Glyde Street Cafe's and Shops
3. Cottesloe Primary School
4. Cottesloe Beach
5. Boatshed Market
6. St Philips Anglican Church
7. St Hilda's Anglican School
8. Royal Freshwater Bay Yacht Club
9. Bay View Park
10. Victoria Street Station



LOCATION MAP



107/38 Glyde Street Mosman Park

Internal 84m² | Terraces 43m² | Carspaces & Store 29m²



→ 2 Bed → 2 Bath → 2 Car + Store

Total Area on Strata 156m²

Daniel Colbert 0414 337 434

DISCLAIMER This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of FloorScape. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by FloorScape & is subject to strict copyright. No ownership is taken of building design. Find out more at floorscape.au



All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

