

106 Avenue Road, Mosman, NSW, 2088



House For Sale

Friday, 13 September 2024

106 Avenue Road, Mosman, NSW, 2088

Bedrooms: 2

Bathrooms: 1

Type: House



Evan Gamkrelidze



Brendan Warner

Prime Mosman Village Location, North facing backyard and Front-to-Rear Lane Access!

Located on one of Mosman's most sought-after streets, this residence presents an exceptional opportunity to embrace the heart of this prime village locale. Just steps from boutique shopping, fine dining, and vibrant cafés, it offers the perfect blend of convenience and Mosman community living. Its heritage charm shines through with high ceilings, polished hardwood floors, and an effortless transition from elegant interiors to a spacious, light-filled rear entertaining area. The rare front-to-rear lane access enhances its appeal, offering potential for future renovations or extensions.

Additionally, transport options are abundant, with buses and ferries providing easy access to surrounding areas, including Balmoral Beach. Furthermore, Mosman Primary and Secondary schools are just a short stroll away, both within 100 metres, making this home ideal for families seeking a prime location with a strong sense of character and Mosman community lifestyle.

Key Features:

- Expansive master bedroom featuring an ornate window and custom-built wardrobes.
- Generously sized second bedroom, also equipped with built-in wardrobes.
- A cozy internal living area with potential to convert to a third bedroom.
- Elegant Art Deco fireplaces in bedrooms and internal living area, reminiscent charm from the early 1900s.
- Ducted central climate temperature system.
- Modern contemporary kitchen with premium appliances.
- Spacious casual living area that flows effortlessly to a light-filled outdoor entertaining space.
- Timeless architectural details, including high ceilings, polished hardwood floors, and meticulously crafted finishes throughout.
- Ideally located just 50 meters from Mosman Village, with easy access to boutique shops, fine dining, cafés, and top-tier schools.
- Versatile access to Mosman Ferry, buses to Wynyard & northern beaches, plus transportation to Balmoral Beach.
- Expansive, lush green gardens offering a secure and family-friendly backyard, ideal for children and pets to enjoy.
- An undercover alfresco area, perfect for all-weather entertaining.
- Rare front-to-rear lane access enhancing potential opportunities for a second storey or secure off-street parking (STCA).

This residence offers a rare combination of heritage charm and modern luxury in one of Sydney's most coveted suburbs. With unbeatable proximity to Mosman Village and the potential for future renovations, this home is an opportunity not to be missed.