

1/23 Musgrave Street, Mosman, NSW 2088



Apartment For Sale

Saturday, 10 February 2024

1/23 Musgrave Street, Mosman, NSW 2088

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Apartment



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Auction - Contact Agent

With classical proportions and refined finishes, this whole floor luxury apartment is in a boutique building of 2 is privately elevated upon a prestigious peninsula just 170 metres from the Mosman South Ferry Wharf. Enjoying the many perks of its harbourside setting, sweeping views across the harbour to the cityscape take centre stage in this remarkable home. Showcasing the very best Sydney living, interconnecting living spaces retain their grandeur in the open plan layout through sophisticated coffered ceiling details. Suited to the entertainer, the protected harbourside terrace seamlessly extends from the kitchen, dining and living room. Parading the harbour and city skyline in the background, the hedge framed terrace spans the full length of 191sqm interior footprint. Opening out to the wraparound garden at every opportunity, natural light is welcomed inward from all four aspects. A series of sliding timber framed glass doors, French doors and bi-fold doors line the single level layout creating an effortless flow from inside to out. A home for all seasons, motorised awnings, electric blinds and alfresco heating combine for maximum enjoyment year-round. Crafted for comfort, accommodation comprises of three inviting bedrooms including a spectacular master suite. Connecting to the main terrace and the postcard views, the master also adjoins a five-star hotel style ensuite with luxe bathtub. Two other bathrooms service the home, both are warmed by underfloor heating. Holding an impressive 474sqm on title, there is direct level lift access into the private reception foyer from the double garaging. Automated glass doors secure the apartment providing the security conscious or avid traveller peace of mind. Equipped with a new smart home system controlling the alarm, lighting and air-conditioning; other features of this remarkable offering include a garden irrigation system and visitor parking. Sharing this iconic Mosman building with just one other, explore nearby waterfront walking trails to Sirius Cove Beach, Bradleys Head and Balmoral Beach at your leisure. Travel into Circular Quay in mere minutes by ferry or head up to Mosman village by nearby bus transport. • Lift opening directly into the apartment's foyer • Luxury floor finishes and exquisite custom detailing • Two sliding walls of glass open to internal courtyard • Elegant joinery anchors the relaxed family room • Light streams into living room from three aspects • Bi-fold doors to terrace off the dining and kitchen • Breakfast bar seating in the semi open plan kitchen • Stone encased kitchen island, filtered water system • Smeg exhaust above the 900mm Smeg gas cooker • Integrated Miele dishwasher, built-in convection oven • French doors in the master opening to main terrace • Dual aspect second bedroom with marble ensuite • Versatile third bed, currently configured as a TV room • Built-in robes and endless custom storage throughout • Huge primary ensuite featuring a luxe spa bath • All three bathrooms warmed by underfloor heating • Striking marble vanities and inset mirrored storage • Laundry room featuring a pull out ironing board • Heat strip warming the protected alfresco dining • Manicured hedging borders the landscaped terraces • Tri-zone ducted reverse-cycle air-con and ceiling fans • Clipsal smart home system, video intercom, alarm • Motorised blinds and awnings, automated lighting • Watering system, Roman blinds and luxe curtains • Secure visitor parking, double side by side garaging • Dual access by locked internal lift and secure stairs • 150m to ferry wharf for a 15-minute city commute • 150m to Curraghbeen Park via Charles Dansie Walk • Footsteps to bus stops servicing Mosman Junction • Close to leading schools and local sailing clubs • 600m to Sirius Cove Reserve and dog friendly beach* All information contained herein is gathered from sources we consider to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries. For more information or to arrange an inspection, please contact Geoff Smith on 0418 643 923, Leonard Van der Velde on 0413 428 298 or Geoff Allan on 0414 464 424.