

**1/248 Raglan Street, Mosman, NSW 2088**

**DAVID MURPHY.**

**Duplex/Semi-detached For Sale**

Friday, 2 February 2024

1/248 Raglan Street, Mosman, NSW 2088

**Bedrooms: 4**

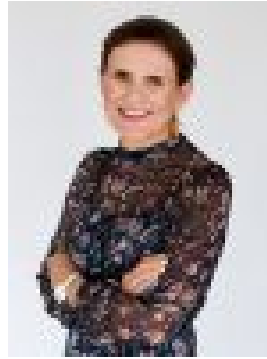
**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



David Murphy  
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## Contact Agent

Situated just 200m from the golden sands of iconic Balmoral Beach, this impressive property offers an enviable lifestyle in a world class location. Boasting an unparalleled 512m<sup>2</sup> on title, this upper duplex is defined by house like proportions and has breathtaking renovation potential. With seamless indoor/outdoor flow and a unique floorplan, this is the rarest of opportunities with unlimited upside. Features include: Stylish light-filled interiors, ocean breezes and year round sunshine. Well maintained duplex of 2, entire upper floor with substantial garden on title. Vast floor-plan that features, storage, separate office/studio, chair lift access. Perfect North Easterly aspect capturing filtered water glimpses. Large double garage with additional storage 512m<sup>2</sup> on title including 286m<sup>2</sup> of indoor/outdoor, 123m<sup>2</sup> garden, 48m<sup>2</sup> studio, 28m<sup>2</sup> garage, 10m<sup>2</sup> storage. An once in a lifetime opportunity first time offered to market. Council rates: \$565/qtr Water rates: \$189/qtr