

**1/69 Avenue Road, Mosman, NSW 2088**

O'Gorman & Partners

**House For Sale**

Saturday, 24 February 2024

1/69 Avenue Road, Mosman, NSW 2088

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 298 m2**

**Type: House**



James Dorrón  
0415792204



Anthony O'Gorman

## Guide \$2,450,000

Exceptional in every way, this beautifully preserved c1930 Spanish Mission home exudes timeless charm and character. The property is perfectly comfortable as is yet offers scope to renovate, add value and capitalise on all the hallmarks of this character filled home. Solidly built & low-maintenance with a host of classic features intact, it is a wonderful address for those scaling down who love the vibrancy and convenience of village living. It's just a brief walk to the ferry with CBD buses mere metres from its door. Features\* Three bedrooms, all with b/ins, two pristine bathrooms\* Elegant classic formal lounge and dining rooms\* Skylit granite kitchen and adjoining breakfast room\* Spacious partially covered entertaining terrace\* Formal entry foyer, automatic lock-up garage\* Classic timber doors, ornate working fireplace\* Beautiful original timber joinery, arched windows\* Patterned ceilings, polished timber floorboards\* Attic storage with pulldown stairs, internal laundry