

**1/774 Military Road, Mosman, NSW 2088**



**Apartment For Sale**

Thursday, 29 February 2024

1/774 Military Road, Mosman, NSW 2088

**Bedrooms: 2**

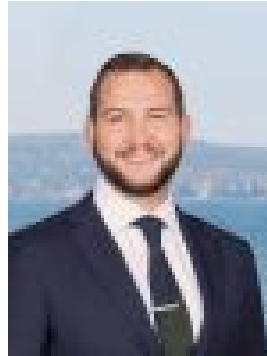
**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Auction - Contact Agent

Private and peaceful yet just footsteps from the buzz of Mosman village, this tranquil contemporary retreat basks in a north easterly aspect from the back of its boutique collection of six in the 'Village Grand'. Open plan in its layout, the spacious light-filled living spaces are grounded by oak floorboards. Spilling out to an entertaining terrace, the covered alfresco dining is bordered by raised garden beds facing Ritchie Lane. The kitchen overlooks its adjoining living spaces and is centred around a social island bench topped in premium stone with subtle marble veining, deluxe joinery and features quality European appliances throughout. Designed as an accessible apartment, oversized proportions and generous circulation spaces make the level floorplan wheelchair friendly. There is also easy level access from the street frontage and direct level lift access from the oversized secure car space. Accommodation comprises of two king sized bedrooms, the master connects to a walk-in robe linked in built ins and a luxurious ensuite. The second bedroom opens to the terrace and enjoys a relaxing aspect. Offering fabulous versatile, a defined study extends from the open-plan layout. Firmly part of the boutique shopping strip of Military Road Mosman, experience the best of both worlds with the sandy shores of Balmoral Beach located just 750 metres away. Proving location truly is everything; local cafes, Woolworths Metro, specialty stores, schools and city bus stops are all just footsteps from this enviable address. - Spacious layout seamlessly connecting to terrace- North-eastern sun filtering inside, high ceilings - Kitchen featuring a Miele oven and microwave- Miele gas cooktop and integrated dishwasher- Social island with double sink, display cabinetry- Defined separate study, ample storage solutions throughout- Chic joinery in master creating a dressing table- Feature patterned wall tiles in both bathrooms- Separate bathtub and excess storage in ensuite- Laundry facilities concealed in the main bathroom- Ducted reverse cycle air-conditioning, intercom- Private rear lane access from Ritchie Lane, walk to Balmoral- Overhead storage within the secure car space- 180m to Woolworths Metro, 290m to Alan Border Oval- 550m to Mosman Swim Centre, 750m to Balmoral- Handy to the CBD, North Sydney and Chatswood\* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided. Looking for a home loan? Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks, he works for you. Call him on 0414 877 333 or visit <https://broker.loanmarket.com.au/lower-north-shore/> For more information or to arrange an inspection, please contact Samuel Petrou 0466 155 915 or Jake Wilson 0430 564 683.