

107 Holt Avenue, Mosman, NSW 2088



Sold House

Friday, 25 August 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 1

Area: 455 m2

Type: House



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Contact agent

Combining timeless styling with large scale family functionality, this remarkable two storey freestanding Federation beauty rests on a superbly central landholding with a perfect north to rear aspect. Located less than 200 metres from the heart of Cremorne Junction, experience the best of cosmopolitan convenience from a popular tree lined pocket. Thoughtfully redesigned and extended to maximise floor area and natural light, soaring ceilings and strategic window placement enhance the sense of space. Showcasing both symmetry and creativity, a central hallway links the ground floor bedrooms to the formal lounge and the relaxed everyday living area. Tailored for comfort, sophisticated custom joinery defines the inviting family room. Connected to the great outdoors through a pair of bi-fold doors, the open plan layout seamlessly steps out to the protected terrace and hedge framed north facing level lawn with built in speakers. Holding a clear line of sight to the backyard, the deluxe Miele kitchen is anchored by a social stone topped island bench. Innovative in its design, the kitchen also features a window above the double sink and a walk-in pantry. Crowned by a substantial top floor extension, the upper level provides families with endless flexibility. Double doors open into the master suite with its skylit ensuite and dressing room. Two additional bedrooms are also placed upstairs with versatility to create one or two home offices. Three quality bathrooms with heated floors service the home in addition to a well-equipped laundry room and multiple storerooms. To be sold with a long list of extras, items of appeal include updated door hardware, quality tapware, ducted air-conditioning and surround sound. Firmly a part of the picturesque Holt Avenue streetscape, discover the unique community spirit fostered within this uber convenient neighbourhood. Walk to absolutely everything, the attractions of Cremorne Junction are within easy reach along with express bus transport, leading schools and peaceful harbourside walking trails.

- Striking ornate ceilings in the gracious formal lounge room
- Central kitchen island topped in practical Caesarstone
- Miele induction cooktop, oven, steamer and dishwasher
- Stunning cathedral ceiling soaring above the dining room
- Custom joining personalising the relaxed family room
- Elevated triangular window pouring northern light inward
- Level north facing backyard outlined by towering hedging
- Raised ceiling in the light-filled master bedroom suite
- Walk-through five-star ensuite featuring a shower
- Master dressing room lined in joinery, ample built-in robes
- Versatile layout; 3 bedrooms upstairs and 3 beds downstairs
- Bay window and built-in robes in the two front bedrooms
- Massive family bathroom with heated floors featuring a spa bath
- Walk-in shower in bathroom two with heated floors
- Timber stair treads, glass balustrading, plantation shutters
- Laundry with folding bench, drying rail and a wall of storage
- Walk-in linen cupboard, storeroom/cellar off the laundry
- Tessellated tiling on the front porch with timber fretwork
- Leadlight details, high skirting boards and ornate ceilings
- Alarm, reverse cycle air-conditioning, surround sound
- Secure carport, low-maintenance manicured front garden

200m to IGA Supermarket, specialty stores, eateries and bars

Travel to the CBD in around 15 minutes by both bus and car

Close to cinema, schools, harbour beaches and playgrounds

*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 Bernard Ryan 0408 408 509, Chris Girling 0404 856 976 or Vanessa Clarke 0417 399 944.