

117 Spencer Road, Mosman, NSW 2088



House For Sale

Thursday, 7 March 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 467 m2

Type: House



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Auction Guide - \$3,800,000

A nostalgic example of early Federation architecture, this freestanding single level family home holds a picturesque frontage upon popular Spencer Road. Tightly held and lovingly maintained by its current owners for over 31 years, striking ornate ceilings and intricate lead lighting have been retained and meticulously restored. Ideally orientated, the home enjoys a perfect north to rear aspect with natural light filtering inwards at every opportunity. Offering families up to three living spaces, two adjoining lounge rooms rest at the front of the home, both feature mirror image decorative fireplaces. An everyday living and dining space links the kitchen to the low maintenance north facing backyard. Galley style in its configuration, the granite kitchen houses a selection of quality appliances, offers excellent storage options and space for a breakfast nook. Accommodation comprises of four bedrooms, there is a dual access ensuite bathroom servicing bedrooms three and four. Comfortable as is with potential to renovate to taste, capitalise on the prized aspect, the near level 467.9sqm landholding and the exclusivity of this sought-after postcode. Proving location truly is everything, walk to the attractions of Cremorne Junction in a matter of minutes. Literally footsteps from vibrant eateries, IGA Supermarket, doctors, pharmacy, cinema and express buses, experience city convenience in a tranquil leafy setting.

- Newly refinished hardwood timber floorboards
- Bay window in the formal lounge, twin fireplaces
- Archway linking the adjoining formal living rooms
- Ilve exhaust servicing the Fisher & Paykel gas cooktop
- Miele dishwasher, oven and family sized pantry
- Generous North facing rear garden
- Floor-to-ceiling built-in robes and French doors
- Skylit main bathroom, combined laundry/3rd bath
- Dual access ensuite bathroom off bedrooms 3 and 4
- Generous hallway storage, ducted reverse cycle air-conditioning
- High skirting boards and lofty patterned ceilings
- Tessellated tiling on the veranda, single carport
- An easy walk to SUPA IGA, specialty stores and restaurants
- 6 minutes walk to Hayden Orpheum Picture Palace and cafes
- Travel to CBD in around 15 minutes by bus or car
- Convenient to leading schools and harbour beaches

*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 508 509.