

**12 Fifth Avenue, Cremorne, NSW 2090**

**BresicWhitney**

**House For Sale**

Thursday, 14 December 2023

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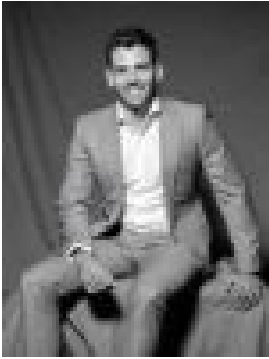
**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 462 m2**

**Type: House**



Nicholas Christou  
0421245574



Shabina Kamal  
0406694128

## Buyers guide \$4,500,000

Auction Location: On site  
With northerly views over Middle Harbour, this elevated character house is a beautifully preserved/updated example of Federation bungalow style, taking advantage of its high-side position in one of the area's most desirable streets. A single-level design on 462sqm, it's a move-in ready home of tasteful elegance and garden appeal, surrounded by prestigious 2-storey homes (offering a glimpse into the future potential if desired). In a park-dotted pocket so close to the water, it's handy to both Cremorne/Mosman villages, Balmoral Beach, prestigious schools, bus links, with easy access to the CBD.  
Highlights\* Elevated residence on original sandstone\* Long views over waters of Middle Harbour\* Northerly light on high side of the street\* In/outdoor flow via series of French doors\* Timber deck under an all-weather pergola\* Level lawns, immaculate hedged gardens\* I lve kitchen w/ dishwasher, gas fireplace\* Lock-up garage, u/house cellar & storage\* Floorboards, high ceilings & stained glass\* Walk to Middle Harbour PS, city bus & more