

**12 Kiora Avenue, Mosman, NSW 2088**



**Sold House**

Saturday, 2 March 2024

12 Kiora Avenue, Mosman, NSW 2088

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 773 m2**

**Type: House**



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## Contact agent

Overlooking the pristine beauty of Rosherville Reserve and Chinamans Beach, this solid brick two storey home holds two prestige street frontages with level access from Fairfax Road. Part of an idyllic harbourside community perched above the foreshore, stroll down to the nearby beachfront. Capturing views across Middle Harbour to Clontarf, the outlook is enhanced even further within the elevated living level. Extending out to a terrace to best admire the sweeping views, the alfresco entertaining is protected by a retractable awning. Placed for the ease of everyday, the custom kitchen is centred around a luxurious marble encased island bench and is equipped with a Miele oven, built-in coffee machine, two drawer Fisher & Paykel dishwasher and integrated Liebherr refrigerator. Accommodation comprises of four versatile bedrooms including a relaxing master bedroom suite. The master adjoins a Juliet balcony framing the harbour views and a private ensuite with curved glass shower screen. Two full bathrooms and two powder rooms service this extraordinary offering along with a family friendly laundry. A long-term home of over 35 years, the immaculately presented interiors have been timelessly updated for modern day comfort. New carpet and fresh paint allow the spacious layout to be presented in its best light and highlight further potential. Set upon a prime 773sqm dual access landholding, there is internal access from the second lock-up garage directly into the heart of the home. Seemingly a world away from the pressures of modern living, discover the natural beauty of this exclusive enclave footsteps from Rosherville Reserve and within easy reach of Balmoral, The Spit and Mosman village.

- Standing tall upon a wide frontage on Kiora Ave
- Entry level living opening to views and terrace
- Harbour vistas from air-conditioned lounge room
- Travertine flooring in the kitchen and family room
- Bespoke marble kitchen, high-end appliances
- Integrated fridge, built-in Miele coffee machine
- Kitchen with Miele gas cooktop and Miele oven
- Master bed with air-conditioning and ceiling fan
- Views from master and adjoining Juliet balcony
- Quality bathrooms, ensuite with curved glass
- Wallpaper personalises the guest powder room
- Versatile 4th bed with study and private courtyard
- Ample built-ins throughout, under stair storage
- Neat level lawn surrounded by thriving greenery
- Garages on Fairfax Rd and Kiora Ave, plus carport
- Prized internal access from Fairfax Rd garaging
- Combined laundry and additional powder room
- Plantation shutters, fresh paint and new carpet
- 60m to steps leading down to Rosherville Reserve
- 300m to city buses on Spit Road, 1km to Balmoral
- Convenient to leading schools and city centre

\*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 Geoff Allan on 0414 426 424 or Geoff Smith on 0418 643 923.