

120 Holt Avenue, Mosman, NSW 2088

CROLL

House For Sale

Wednesday, 14 February 2024

120 Holt Avenue, Mosman, NSW 2088

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Andrew Croll



Monica Croll
0425332900

Contact agent

ESTATE SALE - Highly desirable location, owned by the same family for 72 years. Located in one of Mosman's most sought-after residential, tree-lined addresses you will find this fabulous Federation home brimming with opportunity. Resting on a sizeable, level parcel of land offering dual street access only moments to Cremorne, Neutral Bay and Mosman Junctions. Presenting graceful period features including high ornate moulded ceilings, architectural frames, panelled doors, wide timber flooring and skirts, sash-windows and picture rails. This charming home is calling for your love and attention to update and realise the potential to create an inviting and grand family home. Mostly in original condition, the property has benefited from recent updates including fresh paint and polished floorboards throughout. The home offers a commanding street presence in an outstanding location only moments to transport options, local private and public schools and to Cremorne, Neutral Bay and Mosman Junction shopping precincts. Substantial, level parcel of land, dual street access Wide street frontage with large welcoming veranda Established front garden with dual pathway to rear Flexible layout offering multiple living area options Grand proportions with welcoming entrance hallway Large living room plus separate bright dining room Original kitchen, int. laundry area & separate pantry Four bedrooms, master with charming bay-window Two bathrooms one with bathtub, both with shower Rear double lock-up garage from laneway access Catchment for desirable local primary & high schools Easy access to CBD, via road, bus or ferry routes Local transport connections to North Sydney and beaches Loaded with potential to renovate/update (STCA)* Golden opportunity to create your dream Mosman home* Subject To Council Approval (STCA) Approximate quarterly outgoings: Council rates: \$626 Water rates: \$173 TOTAL: \$799 per quarter Auction: On Site, 11:30am Sat, 24 February 2024 Details: Andrew Croll 0409 530 133 or andrew@croll.com.au andrew@croll.com.au Solicitor: Svetlana Thorpe, Thorpe Conveyancing : 0402 139 227, 8459 7849 (direct), 3/500 Miller Street Cammeray NSW 2062, svetlana@thorpeconveyancing.com.au; admin@thorpeconveyancing.com.au A copy of the contract for this property can be downloaded from the Croll Real Estate website Please note we have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers/tenants must rely on their own enquiries in this regard. We will not accept any liability for any incorrect representation(s) claimed to be made that has not been confirmed in writing with the agent prior to the purchaser/tenant exchanging contracts.