

**14 Mulbring Street, Mosman, NSW 2088**



**House For Sale**

Friday, 15 March 2024

**14 Mulbring Street, Mosman, NSW 2088**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 664 m2**

**Type: House**



Geoff Allan

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Geoff Smith

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## Auction - Contact Agent

Balancing everyday functionality with a restful holiday ambience, this immaculately presented two storey multi generational family home is blissfully flanked by lush, layered greenery and is privately positioned within a five-minute stroll of Balmoral Beach. Establishing its own water views through the clever orientation toward the swimming pool and resort-style tropical backyard, the surrounding landscaped oasis is enjoyable from both inside and out. A pair of floor-to-ceiling picture windows create an uninterrupted vista out to the pool from the kitchen and family room, perfect to watch kids at play. Delivering a substantial yet flexible floorplan, the layout provides for multiple living areas and the opportunity to create up to five bedrooms. Meticulously maintained by its current owners, there is potential to personalise and update with minimum fuss or expense. Discreetly set upon a secluded 664sqm landholding within a peaceful cul-de-sac, explore neighbouring walking trails down to the sandy shores of Balmoral and to the celebrated restaurants that line The Esplanade.

- Idyllic front pergola extending out from the formal lounge and dining rooms
- Jetmaster fireplace warming the formal rooms, French doors open to garden
- Completely private backyard centred around a 12m solar heated resort-style swimming pool
- Practical skylit kitchen with multiple preparation zones and a large pantry
- Kitchen with semi-integrated dishwasher and oven with separate grill
- Relaxed open-plan layout combining the kitchen, meals area and family room
- 5 sets of built-in robes in the master bedroom with double shower ensuite
- Separate bathtub in the main bathroom, guest powder room downstairs
- Walls of windows amid the tree canopy in the upstairs bedrooms (with built-ins)
- Guest room with ample built-in robes and double shower ensuite
- Private study and separate TV room each of which peacefully overlook the pool area
- Decking flanked by tropical landscaping surrounding the swimming pool
- Ducted reverse cycle air-conditioning, under stair storage, coat cupboard, alarm, intercom
- Family-sized laundry room with vast storage opening to a drying courtyard
- Lock up garaging and driveway parking, landscaped frontage and tranquil gardens
- 500m to Balmoral Beach, 750m to Balmoral Oval
- Walk to City and Taronga Zoo wharf bus stops and vibrant Military Road cafes in around 10 minutes

\*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.