

**16 Bay Street, Mosman, NSW 2088**



**Sold House**

Saturday, 12 August 2023

16 Bay Street, Mosman, NSW 2088

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 790 m2

Type: House



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**\$6,640,000**

Bordering peaceful Quakers Hat Bay, this breathtaking waterfront reserve home is privately consumed by its idyllic harbourside setting and gazes out through the boat-studded waters of Middle Harbour. Resting on a tranquil 790sqm landholding with only one immediate neighbour, there is direct access to the water's edge through the adjoining reserve. Holding a wide 23 metre frontage on sought-after Bay Street, a landscaped pathway meanders through low-maintenance gardens to the front door. There is internal level access from the lock-up garage and its adjoining tandem carport offering plenty of space to store boats, canoes or paddle boards. Spanning an impressive 335sqm internally, this flexible floorplan offers a spacious living level floored with striking travertine and warm Victorian ash timber flooring. Offering families the luxury of space, there are separate living areas, both with views and connection to the wraparound poolside terracing. Suited to the entertainer, the covered alfresco dining enjoys a wonderful interplay between the outdoor kitchen and heated swimming pool and spa. The quality kitchen is topped in Caesarstone and has been equipped with European appliances, a versatile meals area with timeless custom joinery. Created for comfort, gas fireplaces warm both the formal lounge and the everyday living in addition to the ducted gas heating and the ducted air-conditioning systems. Part of an exclusive lifestyle-focused pocket, there is easy access to both the Sydney CBD and Northern Beaches on locally-accessed bus. Discover surrounding natural beauty and enjoy a leisurely stroll along the nearby waterfront walking trails leading to more foreshore reserves and an off-leash dog park. A long-term family home within the popular Beauty Point Public School catchment.

- Everyday living with water views and seamless access to entertaining terrace, pool and waterfront reserve
- Separate everyday living and formal lounges with French doors opening to large outdoor entertaining terrace
- Electric ducted heating/ cooling upstairs and gas ducted heating downstairs complemented by elegant gas Jetmaster fireplaces in both living spaces
- Multi-station home office with joinery and leafy outlook
- Chandelier lit dining room, meals area off kitchen
- Twin Bosch ovens, combi oven and 5 burner gas cooktop
- DA approval for double garaging (currently 1 x LUG and double carport)
- Pool temperature controlled by both gas and solar heating