

# 18 Kirkoswald Avenue, Mosman, NSW 2088

## House For Sale

Friday, 3 May 2024

18 Kirkoswald Avenue, Mosman, NSW 2088

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 800 m2

Type: House



Priscilla Ouvrier  
0404350350



Michael Coombs  
0407980443

## Contact Agent

Why you'll love it: Set on a lush 800sqm flat block in Mosman's 'Golden Triangle' and generously unfolding over two sprawling levels, this immaculately presented residence offers a diversity of beautifully appointed interior and exterior living spaces to cater for exuberant family living and superbly relaxed entertaining. A northerly aspect and well designed glazing capture reams of natural light, while mature low maintenance gardens provide lush beauty and an embracing sense of tranquil privacy. The home also boasts a garden studio and is ideally located just 500 metres from Balmoral Beach with excellent proximity to Mosman's vibrant village hub. - Expansive layout with seamless in/outdoor transitions - Five spacious bedrooms plus study, all with built-in wardrobes - Main suite boasts large walk-in robe and luxe ensuite - Upstairs kids' retreat with study nook and casual snug - Gourmet Caesarstone island kitchen with Ilve fixtures - Casual lounge and dining area with Jetmaster fireplace - Formal living and dining spaces open to north sundeck - Sleek contemporary bathrooms with basalt tiled floors - Fabulous rear entertainers' deck with integrated BBQ - Stunning glass-framed heated mosaic pool, level lawn - Cosy independent garden studio with outdoor fireplace - Flexible layout with good separation to cater for a large family - Engineered oak floorboards, 3.3m ceilings, wide hallways, LED lights - Prestige location, a short stroll to Chinamans or Balmoral Beach - Adam Hampton concept plans available for upstairs master bed with walk-in robe and ensuite Best suited for: Bustling family life and those who enjoy effortless everyday living and alfresco entertaining in an impeccably presented, lush, private haven.