

1A Magic Grove, Mosman, NSW 2088

CROLL

Sold House

Wednesday, 23 August 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 1

Type: House



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Contact agent

Occupying a large parcel of land on a sought-after corner block this generous home offers opportunity to add further value and take advantage of the prestige location to realise the potential. The floorplan presents flexible usage including separate formal and informal living, home office or study room and three or four bedrooms. The property sits on a substantial lot with established gardens, magnificent foliage and lush lawned areas perfect for playtime. A rear covered al-fresco dining area and paved courtyard offers shaded, tranquil respite. Ideally located close to Avenue Road shops and Mosman Village with a plethora of amenities including shops, bars, boutiques and restaurants. This property would make a wonderful family home in a coveted Mosman enclave offering catchment to highly regarded Mosman High School and exclusive Queenwood Ladies College as well as local daycare, pre-school and preparatory schools. Weekends place you only moments to Mosman Bay Marina, Sirius Cove Reserve & Beach, Bradley's Head walking track, abundant playing fields and parklands as well as the iconic white sands of Balmoral Beach.

- Two-storey, living downstairs, beds upstairs
- Generous floorplan, flexible usage options
- Separate formal living, dining & family room
- Living areas at front & rear open to outdoors
- Timber finished kitchen, d/washer and pantry
- Master suite with parents retreat & ensuite
- Three additional bedrooms with built-in robes
- Three bathrooms across both levels plus W/C
- Separate internal laundry flows to outdoor
- Covered al-fresco living, level access parking
- Ready for renovation to realise its potential
- Close to sought-after public & private schools
- Moments to Mosman shops, Balmoral Beach

Approximate quarterly outgoings:
Council rates: \$564 Water rates: \$173 TOTAL: \$737 per quarter

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.