

2/16 Lang Street, Mosman, NSW 2088

Cunninghams

Townhouse For Sale

Wednesday, 29 May 2024

2/16 Lang Street, Mosman, NSW 2088

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



Richard Cook
0415714899

Auction

FIND. Realise the potential in this character-filled single-level semi, which rests on a quiet, tucked-away street that is centrally located for a high-convenience lifestyle. Meticulously cared for, you can move in straight away, or seize the opportunity to renovate or re-model the interiors to create a home that you will love for many years to come.**LOVE.** Perfect for downsizers or growing families, an easy-living layout features separate lounge and dining areas, generous bedrooms and a sun-dappled, east-facing yard. Tucked away in a quiet street, yet just moments from all the action, you can nip through the walkway from Countess Street to Military Road, where you'll be immersed in a dynamic array of lifestyle amenities, with shopping centres, bustling cafes and transport at your fingertips.- Character-filled attached Strata home in a boutique collection of homes.- Light and airy interiors with high ceilings and a well-designed layout.- East-facing lounge room spills onto a sunny verandah that overlooks the yard.- Neat and tidy kitchen features electric cooking and a dishwasher.- Queen-sized bedrooms are both appointed with built-in wardrobes.- Generously sized, well-presented bathroom with shower and separate WC.- Single lock-up garage with auto door, plus a carport, both with access via Countess Street.**LIVE.** This is the perfect position to enjoy the cosmopolitan as well as natural attractions of the surrounding areas. Situated on a quiet yet central street, you can amble through the boutique shops in Mosman; choose from a wide range of dining options in Neutral Bay or Cremorne, or jump on an express bus service for quick passage to the city. Bridgepoint shopping centre is close by for supplies and this vibrant location is surrounded by beautiful harbour beaches and vistas. **RATES/SIZE:**Water rates: Approx \$173 pqCouncil rates: Approx \$460 pqStrata rates: Approx \$1,200 pqSize: Approx on title 135 sqm**ABOUT THE AREA**Local Transport:- Buses to City CBD, North Sydney and surrounds- Buses to Manly, Northern Beaches and Rosherville Reserve**Shopping:-** Mosman boutique shops, restaurants and cafes- Bridgepoint Shops- Balmoral cafes and restaurants**Schools:-** Mosman Primary School- Queenwood High School- Mosman High School**WHAT THE OWNER LOVES:** - Everything you might need is within a short walk. It's so handy having shopping centres, cafes and bus services practically at the door.- The sunny east-facing yard is a lovely spot to enjoy a cup of coffee in the morning.- Despite how central this location, it's very quiet on the street and feels hidden away.**Disclaimer:** Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing.Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.