

20 Kirkoswald Avenue, Mosman, NSW 2088



House For Sale

Friday, 16 February 2024

20 Kirkoswald Avenue, Mosman, NSW 2088

Bedrooms: 5

Bathrooms: 3

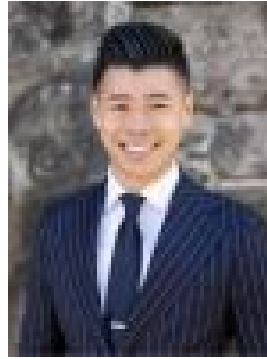
Parkings: 4

Area: 669 m2

Type: House



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Auction - Contact Agent

Exclusively set within a revered beachside community close to both Balmoral Beach and Chinamans Beach, this elegant family home overlooks the vast expanse of Middle Harbour with north-facing views out towards Clontarf Beach. Designed to transport the postcard views inward, a series of French doors open out to terracing across all levels enhancing everyday liveability. Arrive home in style to a double door entry secured by timeless iron screening. Guests are greeted by sweeping views through the adjoining formal living rooms, the formal lounge is warmed by a wood burning fireplace. Relaxed everyday living spaces are centred around the Miele kitchen, the family area opens to the decked terrace and the family living features a built-in upholstered day bed and direct access to the in-ground swimming pool and neat level lawn. The lower level is accommodated by three spacious bedrooms alongside a sizable rumpus room with endless entertaining options. Crowned by a whole floor parents' retreat, the top floor provides the ideal vantage point to admire sweeping panoramas across Middle Harbour. Views are welcomed from the marble ensuite and the king-sized bedroom. Thoughtfully landscaped yet relatively low maintenance, enjoy wonderful privacy on a prestigious 669sqm block. Set back from the street at the end of a long driveway, there is remote access to the double garaging and additional parking footsteps from the front door. Part of the Mosman's prestigious 'Golden Triangle', capitalise on the enviable harbourside setting and become immersed within the natural beauty of Kirkoswald Avenue located mere footsteps from the shoreline and the attractions of The Esplanade.

- Timber floorboards in entry level, stone hallway
- Vast lounge and dining opens to views and terrace
- French doors and fireplace in the inviting lounge
- Motorised awning protects the entertaining terrace
- Family area alongside kitchen capturing water views
- Built-in upholstered seating in the relaxed living space
- Stone benchtop providing breakfast bar seating
- Raised ceiling in the kitchen, Miele oven and dishwasher
- Stainless steel splashback set behind the gas cooktop
- Parquetry timber floors in the rumpus, gas fireplace
- Updated bathrooms, modern frameless glass showers
- Full bath and sublime views from the marble ensuite
- Private viewing terrace off the top floor master suite
- Ample hallway storage, upstairs study
- Downstairs bedrooms all featuring built-in robes
- Neat level lawn and private concrete swimming pool
- Remote access to the oversized double lock-up garage
- Sandstone flagged landscaped gardens, driveway parking
- Huge laundry room, lockable storage room for cellaring
- Space saving cavity doors, ducted air-conditioning

• 550m to Balmoral Beach and Balmoral Beach Club
• 900m to Rosherville Reserve, footsteps to bus stops

*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 Smith on 0418 643 923 and Vincent Wong 0411 196 813.