

**200D Raglan Street, Mosman, NSW 2088**



**House For Sale**

Thursday, 1 February 2024

200D Raglan Street, Mosman, NSW 2088

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 4**

**Area: 510 m2**

**Type: House**



Bernard Ryan  
0408408509



Sabrina Gao  
0433666591

## Auction Contact Agent

Positioned on Balmoral slopes with panoramic views across to Manly and beyond, this architect designed full brick residence is connected to its beachside enclave through two oversized entertaining terraces, showcasing never-to-be-built-out harbour vistas. 200D Raglan is a Torrens title home enjoying a wide street frontage, secure driveway and internal access from the triple garage. Gracing 510sqm of land, the internal area spans nearly 290sqm and is well suited to all stages of family life. Offering fabulous flexibility, a second living area is large enough to configure a home office, TV room, or additional bedroom. There is also a separate rumpus room perfect for an ambient home theatre or self-contained studio. Timelessly finished, timber flooring unites the everyday day living joining the lounge and dining to the kitchen. The three bedrooms upstairs all boast spectacular views, as well as either built-in robes or a walk-in robe for the master bedroom. An expansive terrace is accessed off the master and second bedroom and a Juliet balcony extends out from bedroom three. Serviced by four quality bathrooms, the main bathroom layout features a full spa bath. The house has been well appointed and includes a separate laundry room, ducted air-conditioning, plantation shutters, automated retractable awnings, projector and video intercom. Offering lock-up and leave possibilities with minimal maintenance, this remarkable property is located mere minutes from the beachfront, The Esplanade cafe scene and the endless appeal of Mosman village. - Arrive home in style through double doors- Automated retractable awnings cover both terraces- Living area opening to breathtaking views via glass sliding doors- Private courtyard off main living and dining areas- 2nd living area versatile as a home office/TV room/bedroom with separate access- Granite tops the kitchen joinery and dishwasher- 90cm Bosch oven and 5 burner Miele cooktop- Huge 7m x 7m rumpus room, home theatre or self-contained studio- Sublime views from all bedrooms and the upstairs terrace- Master with walk-in robe and Limestone ensuite- Separate spa bath in the family bathroom- Walk in robe and built in robes in all three bedrooms- Plantation shutters, ducted air-conditioning - Timber floors outlined by high skirting boards- Laundry room with storage, video intercom- Detailed cornicing and elegant French doors- Easy care gardens, water feature in courtyard - Internal access from automated triple garage- Sub-floor storage offering cellaring possibilities- 400m to Mosman Village cafés, footsteps to buses- 650m to The Esplanade and Balmoral foreshore\*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 Bernard Ryan 0408 508 509 or Sabrina Gao 0433 666 591.