

**22 Cowles Road, Mosman, NSW 2088**



**House For Sale**

Friday, 15 March 2024

22 Cowles Road, Mosman, NSW 2088

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 624 m2**

**Type: House**



Brendan Warner

0415223300

## Auction - Contact Agent

Flaunting a coveted village location just moments to cafés, shops and transport links, this charming Federation home offers the quintessential Mosman lifestyle. Set behind manicured gardens on a generous corner block, inside pays homage to its era, embraced by an array of graciously restored rooms set underneath soaring patterned ceilings. Edged by romantic stained glass windows, and sympathetically renovated to provide a harmonious blend of contemporary updates with timeless charm, outside boasts a sun-kissed terrace, perfect for relaxed alfresco entertaining. A wonderful opportunity for young families with a short stroll leading to Mosman Primary School, city buses, ferry services and easy access to Balmoral Beach.

- Charming circa 1908 Federation home offering carefree single-level living
- Elegant formal lounge with marble fireplace opening to a wraparound veranda
- Versatile media room/3rd living area or possible 5th bedroom
- Modern Caesar Stone kitchen with gas cooking and premium European appliances
- Timber floors, beautifully ornate 3.3m ceilings and romantic leadlight windows
- Generously proportioned bedrooms, each with fitted wardrobes
- Two period-style bathrooms, main with clawfoot tub and separate shower
- Wide skylit hallway, ducted gas heating and reverse cycle air conditioning
- Sundrenched balcony, paved French-patterned terrace and manicured gardens
- Gated entry with access from Cabramatta Rd to secure off-street parking
- Tightly-held leafy enclave footsteps to Memory Park
- Large fully lined attic storage area with fold down ladder
- Stroll to village shops, Bridgepoint Shopping Centre, cafés and restaurants
- Moments to Military Rd city buses, Mosman Bay Wharf and foreshore parks
- Easy 500m to Mosman Primary School and 750m to Mosman High
- Well placed for busy city living and close to some of Sydney's best schools