

**22 Gordon Street, Mosman, NSW 2088**



**Sold House**

Friday, 29 March 2024

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 490 m2**

**Type: House**



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## Contact agent

A home for all seasons and all stages of family life, this stylishly transformed Federation home holds a prized Balmoral Slopes address with rear lane access to double garaging. Private from the streetscape yet enjoying an elevated outlook, discover the endless appeal of this exclusive enclave close to both village shops and the Balmoral beachfront. Beautifully detailed, the expertly crafted interiors are instinctively linked through a cohesive materials palette and striking design choices. Arrive home through an oversized front door to a traditional hallway and an elegant formal living room with French doors opening into the landscaped gardens. Redesigned to suit modern families, the everyday living and dining both connect to the premium Carrara Grey marble kitchen. Fitted with a Miele dishwasher and Smeg cooking appliances, a glass splashback window sits behind the induction cooktop. Maintaining a strong connection between inside and out, a bank of stacker doors opens out to the all-weather skylit alfresco entertaining complete with built-in surround sound. Basking in afternoon sun, the Limestone tiled terrace has been customised through the addition of an outdoor kitchen, built-in lounge and comfort controlling shutters and blinds. Perfect to relax at home, there is a clear line of sight to the swimming pool and secure level lawn from inside and out. Promising families the luxury of space, the floorplan provides three separate internal living areas in addition to the outdoor living space. Downstairs rests the versatile rumpus room, perfect for teenagers or as an additional home office. Opening out to its own private balcony, the master suite delivers an upholstered day bed, built-ins, a walk-in robe and a five-star marble ensuite. Capturing cameos towards Balmoral from the second bedroom, sweeping district views are enjoyed from most rooms. Located for lifestyle, enjoy a leisurely walk down to Balmoral Beach, Balmoral Park and The Boathouse Balmoral via Lawry Plunkett Reserve. Experience the best of both worlds, local cafes within the Military Road shopping hub are a gentle 700 metre walk away along with city bus transport and bus services to leading schools.

- Sophisticated formal living with stunning chandelier and wallpaper
- Archway framing French doors opening to garden
- High ceilings outlined by timeless detailing
- Refinished light timber floors, plush wool carpets
- Carrara Grey marble encasing sleek kitchen joinery
- Glass splashback behind Smeg induction cooktop
- Two Smeg wall ovens and a Miele dishwasher
- Interconnecting kitchen, dining, and family room
- Marble topped built-in study station in living area
- Clever wall of storage in family friendly layout
- A wall of stacker doors opens to the outdoor room
- All-weather covered skylit terrace with limestone tiling
- Custom built-in alfresco lounge and outdoor kitchen and BBQ
- Sundrenched yet private mosaic tile swimming pool
- Hidden appliances in the combined laundry/bathroom
- Skylights in upstairs bathrooms, freestanding bath
- Automatic Velux skylights throughout the home
- Day bed in the master, district views from balcony
- Innovative master joinery with suspended pendants
- Master bedroom with built-ins WIR and extra storage
- Marble tiling in the master ensuite, full height curtains
- Balmoral views from the elegant second bedroom
- Built-in robes and desks in beds two and three
- Joinery borders the fireplace in the front bedroom
- Rumpus room with storeroom and access to garden
- Linen window dressings and striking upholsteries
- Walk-in linen press, attic storage, surround sound
- Video intercom, alarm, multi-zone ducted air-con
- Security camera system and Ethernet data outlets
- Remote access to double garage off Drury Lane
- 700m to the beach and attractions of The Esplanade
- 700m to Military Road eateries and shopping strip
- Walk to bus stops servicing the city and top schools

\*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 Geoff Allan on 0414 426 424.