

22 Keston Avenue, Mosman, NSW 2088



Sold House

Friday, 16 February 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 834 m2

Type: House



Geoff Smith
0418643923



Ross Nesdale
0452030872

Contact agent

Superbly refined and thoughtfully transformed through architectural innovation, this spectacular single level Federation home basks in a perfect northerly aspect upon a beautifully landscaped 834sqm dual access block mere metres from the heart of Mosman village. Exuding understated elegance, the meticulously revived facade combines tessellated tiling and intricate fretwork upon the welcoming verandah. Four sophisticated bedrooms stem off the grand hallway, some feature marble fireplaces and all boast built-in robes and impeccable styling. Expanding out to the interconnecting living spaces and the northerly aspect, soaring cathedral ceilings enhance the sense of light and scale. Stepping out to the outdoor living, decking embraces the full width of the home connecting with the resort style swimming pool and manicured level lawn. A private backyard oasis like no other, the landscape design combines innovation and luxury. A built-in outdoor fireplace warms the alfresco lounge in winter whilst there is also moveable screening to relieve the summer sun. The built-in barbeque conveniently sits alongside the kitchen bi-fold windows on a swivel arm and tucks away when not in use. The centrepiece of the backyard design is the resort style pool complete with stepping stones and direct access to the plantation style cabana with kitchenette, full bathroom, layers of daybeds and roofline heating. Maximising the entire footprint, clever use of the subfloor has created a temperature-controlled wine cellar, a concealed under deck trap door to the pool equipment and double garaging below the cabana. Offering much more than meets eye, other features of appeal include underfloor heating, ducted air-conditioning and superior cross ventilation. A commanding presence on a picturesque tree lined Mosman street, 'Carinya' is now offered for sale for just the third time in over 126 years. Positioned within a level 350 metre stroll from Military Road, discover the endless appeal of this peaceful and incredibly convenient village pocket footsteps from celebrated cafes, boutique shopping and express bus transport.

- C1898 frontage framed by formal landscaping
- Long-term family home held for almost 30 years
- Internal glass doors mark transition to living area
- Fixed living room window frames internal garden
- Luxurious stone shelf below internal gas fireplace
- Pendant dropping from cathedral ceiling in dining
- Central stone topped island in the family kitchen
- Ilve 900mm gas cooker and Miele dishwasher
- Endless kitchen bench space, open study station
- Master bedroom with walk-in robe lined in joinery
- Ceiling fans drop down from bedroom ceiling roses
- Stunning marble fireplaces, built-ins in all beds
- Bathrooms featuring heating and clever design
- Full bath in the family bathroom, towel cupboard
- Commercial sized laundry and drying courtyard
- Striking ornate archways and detailing cornicing
- Traditional tessellated tiling and timber fretwork
- Substantial temperature-controlled subfloor cellaring
- Self-contained poolside cabana, 2 walls of bi-folds
- Glass fencing and curated planting outline the pool
- Built-in barbeque on an innovative swivel arm
- Retractable awning and ambient outdoor fireplace
- Rear lane access to double garage and workshop
- Extra secure driveway parking for another two cars
- Hidden trap door concealing pool equipment
- Timber floors, alarm, intercom and hallway storage
- Wired for surround sound, ducted air-conditioning

*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, Ross Nesdale 0452 030 872 or Richard Harding on 0411 875 022.