

**28 Upper Avenue Road, Mosman, NSW 2088**

**DAVID MURPHY.**

**House For Sale**

Monday, 3 June 2024

28 Upper Avenue Road, Mosman, NSW 2088

**Bedrooms: 6**

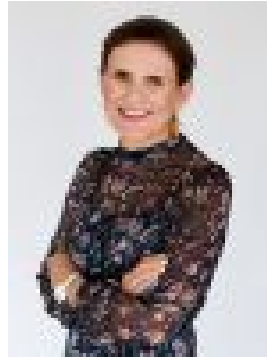
**Bathrooms: 3**

**Parkings: 2**

**Type: House**



David Murphy  
0425312481



Bindi Codrington  
0299682088

## Contact Agent

Enjoying a prized location just moments to Mosman village and footsteps to the ferry, this highly versatile residence offers comfort and convenience and will appeal to a wide range of home buyers and discerning investors. Currently configured as two spacious apartments the upper with 3-bedrooms, and the lower with 3-bedrooms, a study and expansive decks. All on one title, this is a rare find with unlimited possibilities. Features include: Leafy north-westerly outlook with natural light to all levels and sweeping views over Reid Park Renovated interiors with premier finishes throughout High ceilings, polished timber floors, generous living areas Low maintenance, enjoying quiet privacy Flexibility to convert to 5-bedroom house (subject to council approval), or retain as two separate dwellings Two single lock up garages with EV charger in each Reverse cycle ducted air-conditioning, wine cellar, substantial storage Lower apartment recently rented for \$1680 per week Close to schools, Mosman village, local shops, public transport (ferry/bus), 10mins drive to city Bathed in year round sunshine this is an incredibly versatile offering in a desirable harbourside locale.