

**3/44 Harbour Street, Mosman, NSW 2088**



**Sold Apartment**

Wednesday, 23 August 2023

3/44 Harbour Street, Mosman, NSW 2088

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$2,450,000**

Gracing the first floor of a boutique collection of just six, this three-bedroom security apartment holds a generous 123sqm on title and is firmly apart of Mosman village life. With a host of cafes and shops literally footsteps away, discover the endless appeal of this peaceful yet convenient leafy pocket. Overlooking the local greenery from the covered balcony, the sliding glass doors create a seamless transition between inside and out. Impressive in its proportions, an elegant feature wall adds depth and sophistication to the combined living and dining room. Timelessly appointed, the separate kitchen features granite benchtops, glass splashbacks, a gas cooktop and a semi-integrated dishwasher. Accommodation comprises of three bedrooms, all with built-in robes. The master boasts two sets of built-ins and a private ensuite bathroom. The main bathroom layout features a separate shower and bathtub. To be sold with a long list of extras, items of appeal include reverse-cycle air-conditioning, internal laundry, plantation shutters and a lock-up garage. A true lifestyle purchase located a level 100 metre stroll from the attractions of Military Road, enjoy easy access to city bus transport, Bridgepoint Shopping Centre, Fitness First Mosman and Mosman Swim Centre.

- Granite tops the sleek white kitchen cabinetry
- Gas cooktop and a semi-integrated dishwasher
- Meals area alongside the well-equipped kitchen
- Combined living and dining, covered balcony
- Main bathroom layout featuring a separate bath
- Built-ins in all three bedrooms, master with ensuite
- Apartment entry lined in storage, air-conditioning
- Windows dressed in timeless plantation shutters
- Walk-in laundry room, well-placed linen cupboard
- Prized lock-up garage, visitor parking and alarm
- Building framed by manicured hedging and gardens
- A gentle 150m walk to Fourth Village Provideore
- 300m to the Village Green and Alan Border Oval
- Five minute walk to Bridgepoint Shopping Centre
- Travel into the city centre in less than 20 minutes
- Great access to buses, schools and Balmoral Beach

\*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 Lewis Adams on 0413 572 441 or Geoff Allan on 0414 426 424.