

3 Methuen Avenue, Mosman, NSW 2088

De Brennan

House For Sale

Saturday, 1 June 2024

3 Methuen Avenue, Mosman, NSW 2088

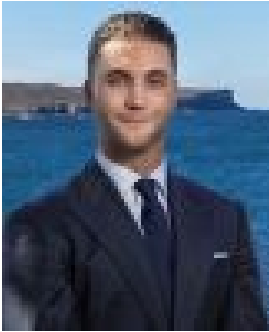
Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 545 m2

Type: House



David Grant
0431841416



Michael Bao
0431818528

Contact Agent

DA & CDC Approved Balmoral Home Perfectly situated on Mosman's prestigious Balmoral slopes and surrounded by some of Sydney's most affluent and tightly held homes, the risk has been removed by the current owners securing a DA & CDC approved home designed by EMK Architects. Occupying a level 545sqm parcel of land in an exclusive premier street this renovated Californian Bungalow is a single-level sensation with exciting further potential to create your dream home. The current home showcases classic 1920s period features, including high ornate ceilings and leadlight windows, while celebrating its century-old grandeur with a Hamptons-inspired refurbishment. The home boasts separate formal and informal living spaces for a functional family lifestyle while the rear courtyard garden is ideal for alfresco entertaining or as a place for kids and pets to play. The gourmet open plan kitchen ensures home chefs can indulge their passion. The accommodation is set to impress with generous and well-appointed bedrooms and sumptuous marble-look bathrooms. The home comes complete with a stylish internal laundry room, split-system air conditioning and a covered carport with further off-street parking. With Balmoral Beach, Middle Head and Georges Heights as your playground, it's ultra-convenient to swimming, kayaking and boating activities, gorgeous coastal walks and harbourside fine dining. It's also a breezy 15-minute level stroll to charming Mosman village shops, cafes, restaurants and boutiques. Bus stops are less than 200m away for an easy daily commute. And top schools – from Mosman High to Queenwood – are nearby. - High ornate ceilings, leadlight windows, full brick construction- Sandstone foundation, tessellated tiled porch, sash windows- Formal lounge and dining rooms, adjoining sunroom / study - Sumptuous open plan kitchen/family room, stone bench tops - Stainless steel appliances with gas cook top and dishwasher - Leafy rear alfresco entertaining courtyard and kids' play area - Generous bedrooms with built-in robes, main with an ensuite - Stylish fully tiled marble-look bathrooms, internal laundry room- Undercover carport and long driveway with plenty of parking - Metres to Georges Heights Oval, 5-min stroll to Frenchy's café- 15-minute walk to Balmoral Beach and beachside eateries - Convenient to gorgeous Clifton Gardens and Chowder Bay DA/CDC APPROVED PLANS AVAILABLE UPON REQUEST. Disclaimer: All information regarding this property, including but not limited to the general property description, price and the address, is gathered from sources we consider to be reliable, however we cannot guarantee its accuracy or give any warranty to the information provided. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property.