

31 Avenue Road, Mosman, NSW 2088



House For Sale

Wednesday, 14 February 2024

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Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 995 m2

Type: House



Geoff Smith
0418643923



Geoff Allan
0414426424

Auction - Contact Agent

A home of epic proportions, this remarkable full brick and concrete family home basks in a perfect northerly aspect amid the tranquil treetops that line picturesque Mosman Bay. Privately positioned with a 24.5m wide frontage and set on approx 1,000sqm landholding within an elevated service road above Avenue Road, the home makes a grand statement with a series of strategic terraces outlining the classically elegant architecture. Arrive home in style through double doors into a majestic entry foyer with a soaring 6.2 metre void and a sweeping staircase. Floored in forever elegant Travertine, the internal footprint spans a massive 394sqm with a selection of inviting living areas enabling families to come together or seek solitude. Advantageously positioned on the northern side, the mosaic tile swimming pool holds an unbreakable connection to the everyday living area and family sized kitchen. French doors open out to the poolside entertaining terrace and barbeque patio, perfect to keep an eye on kids in the mosaic tile swimming pool. The formal rooms are placed next to each other, the lounge room layout showcases a bay window and marble fireplace. A rumpus room or music room acts as a refuge for kids of all ages with doors opening out to the rear terracing and back garden. Designed to adapt to growing families with six bedrooms upstairs, or five bedrooms and an executive home office. All incredibly spacious, three of the five bedrooms adjoin quality ensuites and there is also a spacious family bathroom and separate powder room. The master bedroom suite opens out to a wraparound balcony and also features a walk-in robe. Seemingly a world away from neighbouring properties and the pressures of modern-day living, mature landscaping sits seamlessly among the native harbourside bushland with a sizeable level lawn at the rear. Offering a long list of luxuries, there is internal access from the double garaging, a 16sqm storage room and lockable, temperature-controlled wine cellar. Secure your forever home in a tranquil yet superbly central Mosman pocket and become immersed within an idyllic harbourside community close to the foreshore, dog friendly Reid Park, waterfront walking trails and Mosman Bay Wharf. Travel into the city centre in mere minutes by nearby ferry and bus transport options and enjoy easy access to leading public and private schooling options.

- Internal French doors open into the formal lounge
- Suspended custom joinery in the formal dining
- Home cinema/family room
- Casual living room off the custom kitchen
- Endless bench space in the family sized kitchen
- Butlers' pantry with 2nd dishwasher and wine fridge
- Two Miele dishwashers and two Gaggenau ovens
- Gaggenau dual function cooktop, pop-up exhaust
- Kitchen joinery extends into dining with bay window
- Miele appliances and drying rail in the laundry
- Carrara marble tiling in the guest powder room
- Wraparound balcony off the luxe master suite
- Flexible accommodation, executive home office
- Quality bathrooms, three Travertine ensuites
- Master ensuite with spa bath and private WC
- Organic shaped mosaic tiled swimming pool
- Internal access from double garaging, driveway parking
- Large subfloor storeroom and lockable, temperature-controlled wine cellar
- Alarm, ducted air-conditioning, surround sound
- Across the road from Reid Park (off-leash dog park)
- Enjoy foreshore walks to Taronga Zoo and Cremorne Point
- 450m to local Avenue Road shops and cafes
- 600m to Mosman Bay Wharf and Mosman Rowers
- Speedy commute into the CBD by ferry or bus

*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, Geoff Allan on 0414 426 424 or Richard Harding on 0411 875 022.