

35 Holt Avenue, Mosman, NSW 2088



House For Sale

Sunday, 2 June 2024

35 Holt Avenue, Mosman, NSW 2088

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 405 m2

Type: House



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Auction - Contact Agent

Showcasing a timeless and cohesive 2019 renovation, sophisticated design decisions have created a home of everlasting appeal upon one of Mosman's most sought-after streets. Freestanding and north-to-rear, realise your real estate dreams and discover the endless charm of this peaceful yet uber convenient family friendly enclave. Continuing lofty proportions throughout, the restoration of Federation beauty mixed with refined marbles and bespoke touches set the tone for the unforgettable interiors. Skylit and united by warm oak flooring, northern sun streams inward at every opportunity. Orientated to achieve easy everyday living, the custom chef's kitchen is centred around a stone topped social island bench and is appointed with a selection of high-end appliances. Intuitively crafted to instil a seamless flow to the great outdoors, a bank of sliding glass doors links the interconnecting living and dining spaces to the alfresco entertaining. Superbly landscaped to complement the nostalgic architecture and to enhance lifestyle, thriving manicured gardens and a level lawn sit alongside the gas heated swimming pool. A home for all seasons, sun streams into the backyard with a permanent awning protecting the outdoor kitchen and dining patio with a remote-controlled retractable awning extending to cover the open-air lounge. Versatile in its configuration, the impressive entry level is topped by a versatile fifth bedroom or guest room with its very own marble ensuite and built-in twin beds. The master is strategically placed on the ground floor and features a striking bay window and a stunning hotel-style ensuite. All bedrooms boast custom joinery, bedroom four is flexible as a dedicated home office or additional living room. Set on solid sandstone foundations on tree-lined Holt Avenue, enjoy low-maintenance family friendly living without sacrificing space, substance or style. Enviably located close to both Mosman village and Cremorne Junction, walk to local schools, Avenue Road shops, supermarkets, Memory Park, Hayden Orpheum Picture Palace and express city bus stops. DA approval for stunning architecturally designed top floor master suite with covered north facing balcony overlooking pool and north-facing garden. - Chandelier and skylights in the main living room- Living and dining outlined by walls of chic joinery- Luxe sheer linen curtains dress sliding glass doors- Central kitchen island topped in premium stone- Double oven and gas cooking, Falcon cooker- Integrated Miele dishwasher, ceramic double sink- Discreet walk-in pantry and appliance shelf- Concealed double door Miele fridge and freezer- Captivating bay window in the elegant master- 3 marble bathrooms, all with underfloor heating- 5-star master ensuite with freestanding bathtub- Clawfoot bath and walk-in shower in main bathroom- Hidden laundry mirroring the bathroom finishes- Built-in desks, custom built-in robes and storage- Top floor fifth bed with window seat and ensuite- Daybed at the end of the heated swimming pool- Pool with covers, glass fencing secures the pool- Outdoor kitchen with built-in BBQ and bar fridge- Retractable awning, Sonos surround sound system- Multi-zone ducted air-conditioning throughout- Leadlight detailing, spectacular ornate ceilings- United by oak flooring, jute carpet in bedrooms- Restored fireplaces and timeless white shutters- Striking pendant lights drop from ceiling roses- Nostalgic traditional frontage, quaint garden shed- Secure carport, keypad entry and intercom- 300m to Memory Park and Avenue Road café strip- 600m to IGA supermarket, cinema and eateries- 650m to Spofforth St shops, 800m to Reid Park- Drive to Balmoral in 5 minutes, handy to ferry- Travel into the CBD in 15 minutes by bus or car- Close to leading public and private schools * All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided. Looking for a home loan? Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks, he works for you. Call him on 0414 877 333 or visit <https://broker.loanmarket.com.au/lower-north-shore/> For more information or to arrange an inspection, please contact Bernard Ryan 0408 408 509 or Lewis Adams 0413 572 441.