

**43 Rosebery Street, Mosman, NSW 2088**



**Sold House**

Monday, 14 August 2023

43 Rosebery Street, Mosman, NSW 2088

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 465 m2**

**Type: House**



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**\$4,353,500**

Sitting pretty on the high side of whisper-quiet family-friendly Rosebery Street, this freestanding two storey home delivers timeless appeal and low-maintenance living without sacrificing space or style. Set on solid sandstone foundations opposite Mosman Lawn Tennis Club, there is convenient rear lane access to double garaging. Showcasing a free-flowing layout designed to enhance interaction, the interconnecting formal living spaces are defined by a pendant light and balcony in the dining room. A two-way gas fireplace warms both the dining room and the relaxed family room as sliding glass doors link inside to out. Suited to the entertainer, the open plan kitchen overlooks the family room, protected barbeque terrace and landscaped garden. Upstairs, three oversized bedrooms are grouped together alongside a versatile multipurpose rumpus room. Dual aspects in two of three bedrooms enhance both light and general wellbeing. All bedrooms feature built-in robes, the master bedroom boasts a walk in robe and private ensuite. Discover the undeniable appeal of this quaint tree-lined street located within walking distance to Countess Park, Middle Harbour Public School, express city buses, Bridgepoint Shopping Centre and vibrant cafes. Close to all the lower north shore has to offer, drive down to Balmoral Beach in less than five minutes and enjoy easy access to a selection of leading public and private schooling options. - Two-way gas fireplace warming dining and family rooms - Formal living room alongside the pendant lit dining space - Balcony in line with the local treetops off the dining room - Family room opens out to the covered entertaining patio - Multipurpose rumpus room next to the upstairs bedrooms - Built ins in bedrooms two and three, walk-in robe in master - Master adjoining a light-filled ensuite with twin vanity - Separate spa bath in the family bathroom, great storage - Full third bathroom servicing the downstairs living room - Walk-in storage in the kitchen, Caesarstone benchtops - Bosch four burner gas cooktop, oven and dishwasher - Low-maintenance landscaping, Bluestone paved patio - Laundry room with ample storage and outdoor access - Secure keypad entry and ducted reverse cycle air-conditioning - Undercover passage from double garage to the kitchen - Opposite Mosman Lawn Tennis Club, metres to city bus transport - 260m to Countess Park, 450m to Northern Nursery School - 600m to Bridgepoint and Middle Harbour Public School \*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 Gemma Simons 0450 745 701 or Chris Girling 0404 856 976.