

**44 Musgrave Street, Mosman, NSW 2088**



**Sold House**

Friday, 8 September 2023

44 Musgrave Street, Mosman, NSW 2088

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 240 m2**

**Type: House**



Geoff Allan

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## Contact agent

Looking out toward the Harbour Bridge, Opera House and cityscape from the top floor, this freestanding harbourside escape promises easy living, sought-after flexibility and minimal maintenance. A long-term home of over 20 years, discover the everlasting appeal of this prestige peninsula pocket elevated above Mosman Bay. Designed to enhance liveability, arrive home through convenient internal access from the garaging directly into the deluxe kitchen. Centred around a social island bench, the stone topped kitchen joinery provides endless storage and stylish functionality. The interconnecting living and dining rooms are warmed by a gas fireplace and step out to the terrace to enjoy spectacular sunsets and views toward the North Sydney skyline. Upstairs the outlook is expanded even further with postcard views and unforgettable fireworks displays waiting to be captured from the terrace of the master bedroom. Accommodation comprises of four bedrooms plus a home office. With its own side access, bathroom, kitchenette and garden, the lower level is ideal as a self-contained space for guests or as an additional living space. To be sold with a long list of extras, items of notable appeal include air-conditioning, plantation shutters and three full bathrooms. Positioned just 400m from South Mosman Wharf and close the bus transport, scenic harbour walking trails and waterfront reserves, live a lifestyle of harbourside convenience close to leading schools and the attractions of Mosman village. • Private low-maintenance front and rear courtyards • Bi-fold doors open off living room to dining terrace • Gas fireplace warming the relaxed open-plan layout • Siemens gas/electric cooktop, microwave and oven • Integrated Miele dishwasher and sleek cabinetry • Breathtaking views from the master bedroom terrace • Master adjoining a walk-in robe and quality ensuite • French doors open off the study to the front garden • Marble encased bath, fully tiled modern bathrooms • Multi-purpose room with bathroom and own access • Plantation shutters, intercom, built-ins, walk-in laundry • Lock-up garage with views and internal access • Additional off-street car space, air-conditioning • 350m to Curraghbeena Park, 450m to Sirius Cove • 350m to South Mosman Wharf, footsteps to buses • Easy commute into the CBD, close to village cafes \*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 Allan 0414 426 424 or Bernard Ryan 0408 408 509.