

**6/8-12 Park Avenue, Mosman, NSW 2088**

**Apartment For Sale**

Tuesday, 14 May 2024



6/8-12 Park Avenue, Mosman, NSW 2088

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Kirsty Freyer  
0411662533



Briahna Forder  
0402211083

## Auction - Contact Agent

Auction Location: Onsite Sumptuous and serene, this magnificent 4-bedroom sanctuary offers light-filled living in a coveted harbourside pocket, complete with sun-washed terrace and gorgeous leafy outlook across Reid Park and down towards the harbour at Mosman Bay. Set in the premier "Honeycomb" boutique block of just 8, it features an expansive 200sqm (approx.) floorplan and a wonderful sense of space and privacy, with few common walls and double LUG. Positioned on level 2 with easy lift access, the home opens to an elegant entry hall and flows to an oversized living area with gorgeous aspect leading to the outdoor terrace, bathed in sun and perfect for relaxed alfresco dining. A dedicated dining area is an excellent zone with built-in banquette seating, with the deluxe adjoining kitchen featuring stone island bench and suite of Bosch appliances, including induction cooktop. The master bedroom, also boasting delightful park views, is a deluxe suite with wide windows embracing the greenery outlook with direct access to the terrace, plus b/in robes and plush carpet. A huge ensuite is a lavish space with freestanding bath and separate shower, plus double sink, underfloor heating, and heated towel rack. The 2nd bedroom is a sun-filled rear space with b/in robes plus direct access to a side balcony, as is the 3rd bedroom, also with b/in robes, whilst a 4th bedroom off the entry foyer offers scope for use as a guest bedroom or office/study. With premium main bathroom showcasing double sink, freestanding bath and shower plus underfloor heating and heated towel racks, a further powder room, laundry, A/C, plantation shutters, limed oak floorboards, visitor parking, and excellent common areas, this immaculate home effortlessly ticks every box for superb contemporary living. Set in a lovely locale with the Reid Park dog park and the Mosman Bay ferry wharf right on the doorstep, it is also just a quick trip to the Avenue Rd village cafes, with easy bus access to Military Rd and beyond, making it a wonderful opportunity in an enviable harbourside setting.

- Spacious open living/dining flows to sun-washed terrace
- Terrace perfect for alfresco dining, gorgeous leafy views
- Entire home with elevated leafy aspects towards harbour
- Large main bedroom with lavish ensuite and b/in robes
- 2nd, 3rd bedrooms with b/ins and 2nd balcony access
- 4th bedroom with scope for use as guest bed/study
- Luxe island kitchen with full suite of Bosch appliances
- Premium main bathroom with separate bath and shower
- Bathrooms with underfloor heating, heated towel racks
- Double LUG, easy lift access, visitor parking, ducted A/C
- Powder room, internal laundry, limed oak floorboards
- Plant. shutters, few common walls, quiet ambience
- Set over 200sqm (approx.) in excellent security block
- Steps to Mosman Bay ferry wharf, Reid Park dog park
- Minutes to Avenue Rd village cafes, easy bus connections
- Rare opportunity in coveted harbourside cul-de-sac