

**77 Raglan Street, Mosman, NSW 2088**



**House For Sale**

Friday, 10 November 2023

77 Raglan Street, Mosman, NSW 2088

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 910 m2**

**Type: House**



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## Auction - Contact Agent

Artfully combining the best of contemporary design with nostalgic Federation grandeur, 'Ferrintosh' graces a deep 910 sqm landholding toward the harbour end of family friendly Raglan Street. Comprehensively renovated in 2021, the integrity of the c1900 architecture has been enhanced and strengthened through structural, plumbing, and electrical upgrades. Showcasing effortless single level living, the sympathetic designer transformation offers families the opportunity to come together or to seek privacy. Floored in timeless wide oak floorboards, spectacular soaring ceilings are highlighted by a curated selection of high-end Apparatus pendants and wall lights. Strategic skylights filter natural light inward along with a series of striking steel framed doors and windows. Architectural glass doors stylishly open out to the sandstone paved terrace establishing a clear line of sight from the kitchen, dining and living area to the level lawn and resort style swimming pool with considered landscaping enhancing connection to the house while creating an idyllic leafy outlook. Open plan with an unbreakable bond to the great outdoors, the living room is warmed by a Jetmaster fireplace. Cohesive in its design direction, handpicked marble personalises the custom kitchen, entertainer's bar and wet areas. A central social kitchen island anchors the kitchen layout complete with Moroccan tile splashback, Gaggeanu and Wolf cooking appliances, integrated Miele dishwasher and a separate large walk-in cool room. The marble bar is equipped with two wine fridges and a Zip Hydro tap within its bespoke joinery. Presenting four inviting bedrooms plus a versatile top floor retreat or fifth bedroom, custom storage is fitted in all bedrooms. The aspirational master suite features a dressing room as part of its five-star ensuite. Natural light streams into the shower recess through an innovative light well and luxurious marble herringbone tiles line the floor. More marble features in the second and third bathrooms, French micro-cement render personalises the third bathroom along with chic curvature and lighting. A home of endless appeal, traditional brickwork at the front has created parking for up to four cars just footsteps from the tessellated tile veranda. Located for lifestyle, stroll down to the city ferries and discover the natural beauty of nearby Sirius Cove Reserve. Footsteps to bus stops servicing ferry wharves and Mosman village, enjoy easy access to leading schools, local cafes and harbour beaches. - Arched steel doors marking the transition to living area- Sculptural stairs to top floor retreat/rumpus/5th bed/office- Classic steel framed French doors opening to veranda- Intricate ceiling roses drawing attention to lofty ceilings- Gaggenau cooktop and 2nd oven, chef's Wolf oven- Miele exhaust and integrated dishwasher, cool room- Marble topped island and stainless steel benchtops- Separate large walk-in coolroom- Refined navy joinery, concealed tea and coffee station- Restored fireplaces in all bedrooms, including the elegant master bedroom suite- Chic ensuite with Moroccan and marble tiling choices- Glamorous pendant light in the master dressing room- Built-in robes in all bedrooms, integrated study stations - Family bathroom with statement pendant and lead lighting - Marble encased separate bath in the family bathroom- Heated towel racks in all bathrooms- French micro-cement render in third bathroom, walk-in shower- Customised skylit home office with sophisticated joinery- Limestone tiles in the laundry/mud room, air-conditioned cellar- Saltwater/chlorine mix 12m pool with sand filter and 2m depth - Hedge framed lawn and backyard, established planting- Heated flooring in all bathrooms, ducted air-conditioning in living areas and ceiling fans in bedrooms- Sub-floor ventilation system and external security cameras- Walk-in storeroom, integrated speaker system (inside/outdoors)- Level floors throughout providing wheelchair accessibility- 850m to Mosman Bay Wharf, footsteps to bus, close to cafes- 700m stroll to Sirius Cove, hand to Taronga Zoo and schools\*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 or Bernard Ryan 0408 408 509.