

8 Cabramatta Road, Mosman, NSW 2088



House For Sale

Thursday, 30 May 2024

8 Cabramatta Road, Mosman, NSW 2088

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 335 m2

Type: House



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Auction - Contact Agent

Presenting the quintessential Mosman home, 'Charlbury Cottage' graces a storey book streetscape within one of the most sought-after and convenient communities. Freestanding yet promising minimal maintenance, the solid c1908 construction has been meticulously maintained and sympathetically extended through a quality double brick addition. Retaining much of its heart-warming original architectural features, arrive home onto a nostalgic tessellated tile veranda into a traditional hallway lined in wainscotting. Intricate fretwork sits alongside restored lead lighting, setting the tone for a truly unforgettable property. Stylishly transformed by a respected interior designer, contemporary touches have created a light and airy retreat. Offering families the luxury of space, the cosy formal lounge room rests at the heart of the home. Open-plan at the rear, a bank of four skylights and a wall of bi-fold doors flood the entertainer's kitchen, dining space and inviting family room with natural light. Customised through sophisticated bespoke joinery, a luxurious natural stone tops the family room cabinetry alongside a feature Jetmaster gas fireplace. Appointed for enjoyment year-round, elevated gas Bromic heaters warm the travertine paved terrace adjoining the level low maintenance lawns. Versatile and sure to appeal to all buyers of all ages and stages, there are four inviting bedrooms all with either a walk-in robe or built-in robes. The master bedroom also boasts a protected balcony and a quality travertine ensuite. The stylishly renovated wet room style main bathroom features a full bathtub and is luxuriously warmed by underfloor heating. With off-street parking just footsteps from the front door, this is an unmissable opportunity to secure an easy living character home close to the attractions of Cremorne Junction, Mosman village and transport links. Travel into the city centre in around 15 minutes or explore the nearby foreshore walking trails and stunning parklands within this blue chip harbourside postcode.

- United in lightened Blackbutt timber floorboards
- Ambient fireplace in the chandelier lit lounge
- Hand painted timber joinery in the shaker kitchen
- Kitchen topped in Corian, social central island
- Smeg oven, gas cooktop, and integrated dishwasher
- Two pantry options, undercounter Ilve wine fridge
- Bespoke marble topped joinery, gas fireplace
- Skylit open-plan living and skylights on the terrace
- New 100% wool carpet upstairs, skylit staircase
- Upstairs bedrooms enjoying a leafy multi-aspect
- Relaxing master bedroom with private balcony, walk-in-robe
- New vanity, toilet & tapware in the master ensuite
- Updated cottage style landscaping, mature planting
- Level lawn, private pet/child friendly backyard
- Built-ins in beds 3 and 4, WIRs in main and bed 2
- Carrara marble tiling in the renovated bathroom
- Walk-in shower, bath, and modern bathroom vanity
- Concealed laundry, air-conditioning
- Ceiling fans drop from intricate ceiling roses
- Revived sash windows dressed in white shutters
- Restored wood burning fireplaces, ornate cornices
- 250m to Memory Park and Avenue Road cafes
- 600m level walk to IGA, cafes, and express buses
- 750m to landmark Hayden Orpheum Picture Palace
- Drive or stroll to The Esplanade and Balmoral Beach
- Close to both leading private and public schools*

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