

94 Spencer Road, Mosman, NSW 2088



House For Sale

Friday, 8 March 2024

94 Spencer Road, Mosman, NSW 2088

Bedrooms: 3

Bathrooms: 2

Area: 227 m2

Type: House



Chris Girling
0404856976



Bernard Ryan
0408408509

Auction Guide - \$2,350,000

Classically refreshed to enhance its enduring charm, this nostalgic double brick Federation semi graces one of Mosman's most sought-after streetscapes convenient to the many lifestyle attractions of Military Road. Newly painted, high ceilings are grounded by timeless timber floorboards. Arrive home into an enclosed front veranda, perfect as a sunroom or home office. Three bedrooms stem off the traditional hallway, an internal door showcasing revived stained glass marks the transition into the living and dining rooms. Resting underneath a striking pressed metal ceiling, the living and dining spaces are defined by a traditional pendant light in each. Flowing seamlessly from the living areas into the kitchen, the kitchen joinery is topped in hardwearing engineered stone and peacefully overlooks the secure backyard. Set on solid sandstone foundations, useable subfloor storage sits alongside the lower-level laundry room. Comfortable as is, there is huge potential to renovate and extend upwards to capture views towards the city lights, (subject to council approval). Capitalise on the potential views, popularity of Spencer Road and the proximity to Cremorne Junction. Offering unbeatable convenience, walk to cafes, shops, supermarket, cinema and express city bus transport in a matter of minutes.

- Ornate ceiling in the living room, outdoor access- Air-conditioning in living area and all bedrooms- Window above kitchen sink, Miele dishwasher- Modern white kitchen cabinets topped in stone- IAG oven, electric cooktop and family size pantry- Bay window above window seat in the master bed- Master bedroom adjoining a modernised ensuite- Renovated family bathroom, combined bath/shower- Traditional pendants drop down from ceiling roses- Classic timber fretwork personalises the hallway- Stained glass touches add ambience to the sunroom- Picture rails, high skirting boards, gas bayonet- Bamboo hedging bordering level lawn and garden- 250m to SUPA IGA, specialty stores and restaurants- 400m to Hayden Orpheum Picture Palace and cafes- Convenient to leading schools and harbour beaches- Travel to CBD in around 15 minutes by bus or car* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided. Looking for a home loan? Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks, he works for you. Call him on 0414 877 333 or visit <https://broker.loanmarket.com.au/lower-north-shore/> For more information or to arrange an inspection, please contact Chris Girling 0404 856 976 or Bernard Ryan 0408 408 509.