

1&2/744 Military Road, Mosman, NSW, 2088

House For Sale

Friday, 9 August 2024

1&2/744 Military Road, Mosman, NSW, 2088

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Type: House



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Luxury home and separate apartment located on sought after Mosman strip (zoned R3)

Why You'll Love It:

Prime Mosman Location: Experience sophisticated New York-style living in the heart of Mosman's vibrant restaurant, café, and shopping precinct.

Perfect for multi-generational families or those seeking a dual-income opportunity. Live luxuriously on the top floor while the ground floor generates an impressive \$93k per annum.

Envision converting these two distinct lots into a single, architecturally stunning freestanding home (STCA), making it your family estate on Mosman's most prestigious strip.

Lot 2 Mosman's Largest Apartment:

Enjoy a beautifully renovated 274sqm residence, echoing the charm and sophistication of a New York Brownstone.

Key features:

- 5 spacious bedrooms with built-ins
- 3 modern bathrooms
- Master bedroom occupies its own floor with a private terrace, and views to Balmoral.
- Perfect for multi-generational living, there is a 1-bedroom apartment downstairs with its own entry, ensuite and terrace.
- Separate lounge, dining, study, media and games room.
- Expansive terraces provide the perfect setting for outdoor entertainment
- High ornate ceilings, timber floors, and period features throughout
- Rear lane access to 4 off-street parking spaces
- Cafes, restaurants, high-end boutiques and transport right at your doorstep.
- DA Approved for further expansion, lift access, and more, offering endless possibilities.

Lot 1 Grand Street-Level Apartment:

A luxurious 4-room apartment, meticulously renovated with high-end finishes, including 2 gas fireplaces and ornate ceilings.

- Currently leased to a legal professional for \$93k per annum, with CPI adjustments ensuring steady income.
- Ideal for downsizers, all on one level, with timber floors and modern amenities.

Opportunity Awaits:

Dual-Income or Family Home: Live in the luxurious 274sqm top-floor apartment while the ground floor generates significant rental income.

Alternatively, unite the two lots to create a grand freestanding residence in Mosman's most sought-after location.