

**15 Royalist Road, Mosman, NSW, 2088**



**House For Sale**

Thursday, 29 August 2024

15 Royalist Road, Mosman, NSW, 2088

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Unique opportunity - magnificent harbourside home with additional leased land till 2055

Looking for the magnificent Mosman residence without the premium price tag?

15 Royalist Road is perfect for those seeking a large multigenerational entertaining home without the premium price tag. Completely transformed by a 2015 renovation/rebuild. Enjoy not only a quality residence with supreme privacy but benefit from a further 227.6 m<sup>2</sup> of land in front of the property, (leased at no cost from 13 Royalist Road), until May 2055! This land is on the neighbouring title (13 Royalist Road), and effectively gives the owner of 15 Royalist Road an aggregate land size of approximately 667sqm until 2055. Originally a 99-year lease for the additional 227.6sqm of land, the new owners of 15 Royalist Road are welcome to engage with the owners of 13 Royalist Road about negotiation of the lease at a time in the future convenient to all parties or simply enjoy the remainder of the 31-year lease as is. (NB: access to your double garage is via the leased land).

Surrounded by nature, this idyllic freestanding family hideaway is peacefully set at the end of a private cul-de-sac within a sought-after harbourside community above Mosman Bay. Exuding a modern elegance, the sophisticated facade rests behind a gated driveway with turning bay. Offering internal access from the double garage, a soaring architectural void above the entry foyer creates a lasting first impression. Delivering the luxury of space, casual living areas bookend the custom kitchen and are purposefully separated from the formal rooms. The travertine tiled kitchen and casual dining open out to the private front garden and level lawns. Sure to impress, the kitchen is centred around a composite stone topped island and is equipped with a full suite of European appliances.

Ready to adapt to all stages of family life, the adjoining formal lounge and formal dining rooms are elegantly warmed by a fireplace and northern sun. Holding a strong connection to its postcard setting, a versatile third living space opens outdoors through four sets of sliding glass doors. Bordered by a low-maintenance timber deck and mature garden beds at the rear, entertain in style indoors or outdoors.

Providing generous accommodation options, four bedrooms are grouped together upstairs. All bedrooms feature storage solutions, ceiling fans and air-conditioning units. Two modernised full bathrooms service the home in addition to an extra powder room within the laundry room. To be sold with a long list of extras, items of special appeal include two fireplaces, lofty proportions, multiple skylights, a security intercom and keypad entry.

Hidden within a sought-after lower north shore pocket, discover the natural beauty and complete convenience of this idyllic enclave. Set close to the Cremorne Point Walk and pathways cascading down to Mosman Rowers and Mosman Bay Ferry Wharf, local shops and cafes are grouped together on nearby Spofforth Street.

- Four living areas; easy conversion to a 5th bedroom (if needed)
- Grounded by floorboards, Travertine and carpet
- Bi-fold doors link meals area to lawns and garden
- Miele combi oven, coffee machine and exhaust
- Bosch dishwasher, 90mm Westinghouse gas cooker
- Family room alongside kitchen with fireplace
- French doors open off formal rooms to the north
- Fireplace warms formal lounge and dining
- Casual living/rumpus spilling out to timber deck
- Skylit ensuite off the inviting master bedroom suite
- All bedrooms with storage (b-ins, WIR or shelving)
- Leafy balcony off the 4th bedroom or home office
- Family bathroom layout featuring a separate bath
- Utility room/laundry room and guest powder room
- Split system air-conditioning, multiple ceiling fans
- Ornate cornicing and high detailed ceilings

Supremely central yet private position:

- 350m to bus stops/ferry links on Spofforth St
- 400m to Spofforth St cafes and speciality stores
- 500m to dog friendly Reid Park and playground
- 950m to Mosman Rowers, (along the foreshore)

\*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 Bernard Ryan 0408 408 509 or Ross Nesdale 0452 030 872.