

# 34 Lang Street, Mosman, NSW 2088

## House For Sale

Thursday, 4 July 2024



34 Lang Street, Mosman, NSW 2088

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 247 m2

Type: House



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## New To Market

Embrace the charm of this vintage-inspired 3-bedroom semi-detached home, situated on a 247sqm block, offering endless potential and possibilities. This character-filled home boasts a traditional single-level layout, featuring a distinctive living area adorned with a built-in bookcase, a charming kitchen with dining space, and a neat bathroom. The property includes off-street parking accessible from Countess Street, a private rear courtyard framed by meticulously manicured hedges, high ceilings, and polished timber floors throughout. The home already has DA approval for an upward extension, presenting a unique opportunity to redefine its spatial dynamics and modernise its layout. The DA approval offers the exciting prospect of converting this single-level dwelling into a sophisticated double-level abode. The expansion plan allows for an increase from 3 to 4 bedrooms, the addition of a second bathroom, the inclusion of a carport, and the creation of a highly desirable open-plan living area that seamlessly integrates with the sun-drenched courtyard. This transformation is ideal for those who love entertaining or simply desire a serene retreat to unwind. Nestled in a coveted and serene Mosman locale, this property benefits from dual street frontages, enhancing its appeal. The neighbourhood is renowned for its attractive addresses and lucrative investment potential. Whether you choose to settle in immediately and relish its current charm or embark on a renovation journey to unlock its full potential, this residence promises to elevate your family's living experience, making it an exceptional home. Disclaimer: All information contained herewith, including but not limited to the general property description, price and address, is provided to Ratcliff Mathews Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.