

**61A Rangers Ave, Mosman, NSW, 2088**

O'Gorman & Partners

**House For Sale**

Friday, 9 August 2024

61A Rangers Ave, Mosman, NSW, 2088

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Anthony O'Gorman

## Newly Renovated, Luxury Freestanding Haven with North Facing Backyard

Step into serenity with this luxurious freestanding home, a true sanctuary away from city life. Newly reimagined with a chic designer finish, it combines elegance and practicality seamlessly. The charming front porch sets a welcoming tone, while the north-facing backyard ensures abundant natural light and a perfect space for relaxation. Inside, the gourmet kitchen features integrated appliances, ideal for culinary enthusiasts. With two bedrooms on each level, the home offers flexible living to suit any lifestyle. Beyond its impressive interiors, the location enhances the experience, with easy access to transport, parks and cafes.

☑ Full renovation completed in 2023

☑ Open-plan interiors are carefully crafted with everyday living and entertaining in mind

☑ Oversized master bed with breathtaking city and harbour views from private balcony

☑ Engineered American oak flooring with custom designed solid oak staircase featuring atrium-like glass window detail

☑ Bespoke kitchen boasts Gitani stone benchtops and abundant storage

☑ Seamless transition from indoors opens to relaxing travertine patio with pet and child-friendly backyard

☑ Four well-proportioned bedrooms with custom wardrobes throughout

☑ Luxurious bathrooms with sleek fixtures and finishes.

☑ Ducted air conditioning throughout connected to the homes 9.6kw solar panel system for energy efficiency in everyday living

☑ Soundproofed front windows, rear lane access to garage

☑ Convenient position with proximity to Reid Park, Mosman Bay ferry, the Orpheum, Mosman Village, and CBD buses.

☑ Quality and abundant primary and secondary schools