



One of Mosman's Largest Estates Gracing an Incredible 2,795 sqm - Held in the family for over 100...



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2 James Street, Mosman

Sold

Secluded in utmost privacy amid bush surrounds, this enchanting lifestyle property comes complete with majestic views over Middle Harbour to North Head. On over half an acre of land, and held on two titles, it provides prime redevelopment potential opportunities that includes the possibility to be subdivided into 3 blocks (STCA). This is an extraordinarily rare offering boasting broad appeal across the market.

Never before traded outside of the family, and spanning three light-filled levels, the home itself lays an inspiring foundation for your contemporary vision with its fashionable 1950s heritage, grand interior proportions and full brick build quality. Comfortably accommodating the larger family with six bedrooms plus a study, it presents in good original order and counts versatile living and entertaining spaces, formal and informal dining rooms and a handsome harbour-facing sun terrace among its many standout features.

The prestigious cul-de-sac parcel, of course, is inarguably its finest locating its leafy rear boundary on Rosherville Reserve and giving high, long-ranging water vistas over the treetops. Ever-desirable for its blend of serenity and convenience, the address enjoys close proximity to Middle Harbour Yacht Club, Beauty Point Public School and has direct access to Rosherville Reserve and Chinamans Beach.

- Lavish space and scenic easterly aspects offer the ultimate renovation project or create your

Property ID:	L596525
Property Type:	House
Carports:	2
Land Area:	2795.0 sqm

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dream architectural home

- Alternatively, explore redevelopment options and fully capitalise on the blue-ribbon setting (STCA) with a frontage of approximately 22 metres to James Street
- Expansive lounge with high ceilings and wood fire, inviting flow to open-air viewing terrace
- Under-floor heating through main dining room and breakfast room; both connect peacefully to the outdoors
- Retro kitchen with vintage Early Kooka range and outlook over the charming garden
- Super-sized bedrooms including sunlit master with dual robes and stunning views
- Downstairs workshop/storage room with bonus multi-purpose area beyond ideal for art studio, gym or retreat
- Separate guest accommodation with bathroom and private entrance
- Massive family bathroom with shower plus tub, separate guest powder room, carport
- Spit Road transport links for Manly and Warringah Mall, North Sydney, Chatswood and Wynyard just a few minutes' walk away



2 James Street, Mosman

Raine&Horne
Lower North Shore