

1 & 1b Magic Grove Mosman
Sirius Cove 'Compound Lifestyle' purchase both or separately



Home One - no. 1 Magic Grove



Stunning street appeal - light and bright with desirable North to rear aspect. Level, easy care, professionally landscaped garden with water feature, terrace, BBQ area and manicured lawn – private and tailored for entertaining or a quiet escape.

Imposing, French inspired in rendered brick. Freestanding and sprawling over 2 levels of luxury living plus dedicated level for double garaging and huge cellar, workshop and storage area all with internal access.

Impeccable presentation and maintenance throughout. Features high ceilings, parquetry floors, seamless indoor/outdoor flow, huge attic storage and generous open plan feel with flexible accommodation and living. Inherent 'lock and leave' attributes make this perfect for business people, active families and those that travel.

- 429sqm level, North East to rear, professionally landscaped
- 4 bed/3 bath (ensuite + walk ins to master)
- Open plan living/dining + sep. formal lounge
- Upstairs Media room/study
- S/S Gas kitchen
- DLUG, storage/cellar/workshop
- R/C aircon, alarm, attic

Home Two - no. 1B Magic Grove



Quality accommodation perfect for downsizers as a penthouse alternative if the thought of moving into a 'block' is not your preferred option. Privacy and security assured with low maintenance, 'lock and leave' attributes whilst still enjoying the benefits of a freestanding home with professionally landscaped terrace styled garden and pool deck. Discover a resort feel with merging of indoor and outdoor zones giving a great sense of space.

Access via your own level private driveway where you can escape yet be in touch with the best Sydney has on offer.

Classical cottage feel in rendered brick, freestanding, with 2 levels of living plus light filled terrace and decks flowing via a stunning courtyard. Garaging for one large car plus storage or two less imposing vehicles.

Well presented and maintained throughout. Features raked high ceiling with terrace off living, seamless indoor/outdoor flow from kitchen/dining to pool terrace, flexible 3 bedroom accommodation, master with ensuite and the 3rd bedroom is large enough to be an upstairs living area.

- 427sqm, North East to rear
- 3 bed/2.5 bath (ensuite to master)
- Living area with terrace
- Glass and light-filled ambience
- Tasteful near new kitchen/dining
- Heated pool
- Garaging for 1 large or 2 smaller vehicles
- R/C aircon, ample storage and cabinetry

Suit extended/dual family living with property investment & accommodation flexibility.

Magic location and lifestyle - two freestanding homes on two separate titles.

Total land over two titles is 856sqm in a most sought after Mosman location.

The possibilities are endless. Offering for sale both together or can be purchased separately.

A truly rare opportunity for astute buyers/investors seeking accommodation + investment utility.

Perfect for two families to live/invest together yet still have space, privacy and security of your own freestanding home, separate entry and title. Or, perhaps, you'd just like a separate guesthouse and/or office detached from the main home? Run your office from the detached residence and explore the benefits of apportionment in the purchase with your accountant.

Purchase as a compound or separately.

This compelling property investment is underpinned by an extremely sought after position.

Walk to Queenwood Junior School, Mosman Prep, Sirius Cove Reserve, Mosman Junction village, Avenue Road shops and city transport. Located within minutes of the glorious Sydney Harbour foreshore at Sirius Cove, this property offers a prized Mosman lifestyle for those with discerning taste.

For Sale by Private Treaty

No. 1 and 1B as a compound
or buy separately

Inspect by appointment or as
advertised

Exclusive agent

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