

37 Avenue Road, Mosman  
'living in the trees'



*There is such contingent beauty in life:  
The open window on summer mornings  
Looking out on gardens and green things growing,  
The shadowy cups of roses flowering to themselves -  
Images of time and eternity -  
Silence in the garden and felt along the walls.*  
A.L. Rowse



### **Federation home a perfect blend of old and new**

Imagine living almost in the trees, perched up high with an 'eagle's nest' view over the surrounding environs, the green vista, the horizon... That's almost the sensation you get when you gaze out from this truly beautiful two-level home.

Set up high on Avenue Road, the home commands sweeping views over the leafy Mosman area and across to Reid Park, which features walking tracks leading down to Mosman Bay and across to popular Cremorne Point. You can almost imagine what the 'Swiss Family Robinson' experienced living in their tree-house.

Framed and shielded by rare Canary Island and Cabbage tree palms and an array of established trees and plants, the beautifully refurbished and renovated free-standing Federation home is both a true delight and surprise – from the charming façade, period features, contemporary inclusions, to the expansive living and entertaining areas.

The original 'wing' features a long hallway, two generous bedrooms, one featuring a delightful bay window and original open fireplace with heritage-tiled hearth and timber mantle; large formal lounge with magnificent, elaborate timber archway leading to the dining room - both with original, working open fireplaces – and a large bathroom.

The heritage character has been beautifully retained, and is first evident from the home's façade, with the generous tiled verandah with timber balustrades, beams and shingles; ochre-coloured heritage bricks; timber front door with leadlight paneling; and stunning leadlight windows. Inside the home, the character is maintained, with original polished timber flooring; high, ornate ceilings with intricate architraves and ceiling roses; timber archways; sash windows; light fittings; fireplaces; and picture rails.

The first 'surprise' comes when you step from the old wing into the new - an amazing, architecturally designed open plan kitchen and family room, which is a clever fusion of glass, timber, stainless steel and halogen lighting.

Designed by innovative architect Stanic Harding, the meticulously designed gourmet kitchen has been featured in 'Vogue', and features a large marble 'island' bench, deep stainless steel sinks and benchtops, splashbacks and kick-boards, timber cupboards, pantry and drawers, and stainless steel gas cooktop and Ilve double oven.

The timber theme is continued in the family room, evidenced by the contemporary-style built-in entertainment unit, CD drawers and bookshelves. Blackbutt timber has been used for the flooring and natural light and cross breezes are enhanced by louvre windows and a large sliding glass door opening onto a stunning garden area.

- Stunning district and horizon views
- Approx. 433sqm N/W facing
- Easy care landscaped gardens
- Outstanding entertaining areas
- 3 bedrooms (massive master suite/parents' retreat)
- 2 bathrooms
- Formal lounge and sep. Dining
- Gourmet 'Vogue-featured' kitchen
- Contemporary family/meals area
- Alarm & watering systems, Gas central heating
- Lock-up garage and wine cellar





A key focal point of the home is the exquisite landscaped gardens, which were completed in 2002. The Japanese-style garden on the lower level, which wraps around the kitchen/family room, has been built into the natural sandstone and combines river pebbles, sandstone pavers, and a bamboo water feature, enhanced by a range of ferns and shrubs. On the next level is an idyllic 'rainforest' retreat, complete with barbecue/entertaining area. River pebbles and sandstone paving have again been utilised and are combined with bamboo fencing. A highlight is another amazing water feature, which enhances the feeling of tranquillity and peacefulness. Large established trees and ferns provide shade and privacy and ensure this area stays beautifully cool in summer.

A small bridge from the rainforest garden leads to a huge sun-bathed wrap-around deck which flows into the home's second level – the huge master bedroom and parents' retreat / home office. The yellow and blue colour schemes, combined with ample natural light and gentle cross breezes give this room a real 'beach house' feel. The huge room features an ensuite, dressing room with heated towel rail and cupboards, separate walk-in wardrobe, and masses of discrete storage. And at the front is a charming private balcony – the ideal spot to read the morning paper or just drink in the views. Other highlights of the home include a sunny paved courtyard at the front of the home – another excellent entertaining area – a generous wine cellar built into the sandstone foundations, and a lock-up garage/storage area reached by a private driveway.

Located in a highly sought after area, the home is a short stroll to Mosman Bay, the Ferry Wharf and Mosman Rowers' Club, and is opposite Reid Park,. Buses are almost at the door, cosmopolitan Avenue Road 'village' is only up the road and there is a range of private and public schools nearby.

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