

2/62A Ballantyne Lane, Mosman

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### DESIGNER LIVING IN MOSMAN VILLAGE

More like a contemporary terrace house than a strata apartment, this multi level designer residence offers an exceptionally generous open living floor plan that spans 99sqm, and has sleek modern finishes that incorporate day to day functionality with seamless sophistication.

Conveniently positioned behind the Avenue Road Shopping Village and accessed from a private laneway off the Ballantyne Street cul-de-sac, this stylish residence enjoys an indoor /outdoor lifestyle configuration which is ideal for the home entertainer and could also make the perfect studio / office or pier-a-terre.

Located close to shops, cafes, bus / ferry transport and offered with parking at the front door, this uniquely attractive property will appeal to executive home buyers and astute property investors.

Features include:

- Generously proportioned open plan living and dining area
- Sun-drenched entertainment & BBQ balcony with custom bench seat
- Polished timber floors, high ceilings & air conditioned comfort
- Gourmet kitchen with quality gas fittings and breakfast bar
- Feature skylights and multi zoned designer lighting
- Spacious lower level bedroom with large built-in wardrobe
- Stylish modern bathroom with frameless glass shower
- Separate internal laundry, ample storage & security system
- Parking at the front door offered on 5 year license
- Footsteps to cafes, shops, parklands, bus & ferry transport

Auction: Saturday 21st April 2018, On-site at 1:30pm (Unless SOLD Prior)

Inspect: Saturday & Wednesday at 1:00pm to 1:30pm

Details: Rod Marr 0414 460 400

**Auction Guide: \$905K to \$995K**

ID# 11775100289

**Open for Inspection**

Sat 14 Apr, 1:00pm - 1:30pm

Sun 15 Apr, 1:00pm - 1:30pm

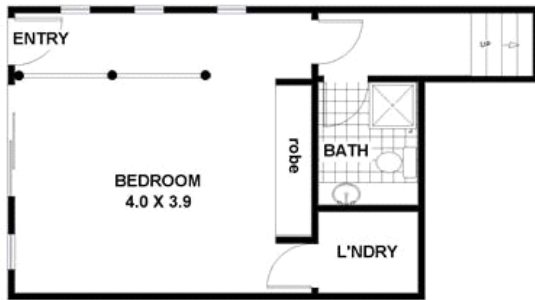
**Auction Time**

Sat 21 Apr, 1:30pm

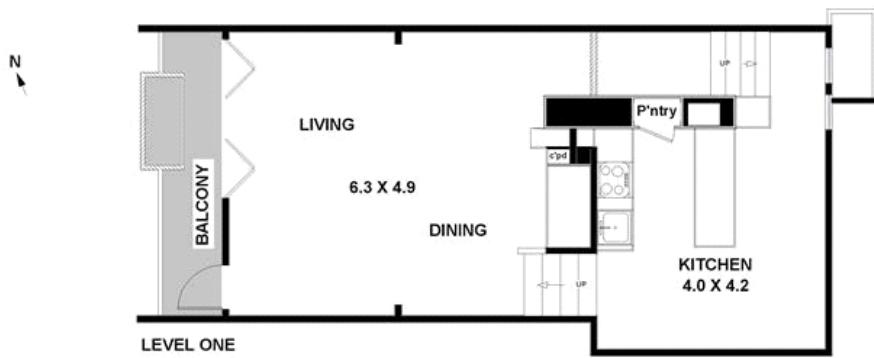


**Rod Marr**

0414 460 400



GROUND LEVEL



LEVEL ONE

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