



32 Ida Avenue MOSMAN, NSW

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### Great Investment - Wonderful Family Home

This wonderful double brick and concrete home enjoys the best views over Middle Harbour and has ideal north east sun drenched aspect.

The fabulous new kitchen flows to two large living rooms with full length balcony, all with sensational harbour views.

Large north facing swimming pool. No traffic street - safe for children. Two street access (to Government Road).

Double lock up garage plus extra guest parking for 6 more.

No expense has been spared - every modern convenience included.

- \* Large block of land
- \* Generous master bedroom suite with walk-in wardrobe and sumptuous ensuite bathroom
- \* 3 other double bedrooms plus guest accommodation/rumpus
- \* Cleverly designed balcony overhangs, keeping the bedrooms cool in summer
- \* Electrically operated clerestory windows provide natural cooling
- \* Electrically operated blinds and louvers to top floor balcony provides summer shading
- \* Bespoke cabinetry and custom joinery

Price:

For sale \$5.9 million



Ivan Resnekov

0411 500 240



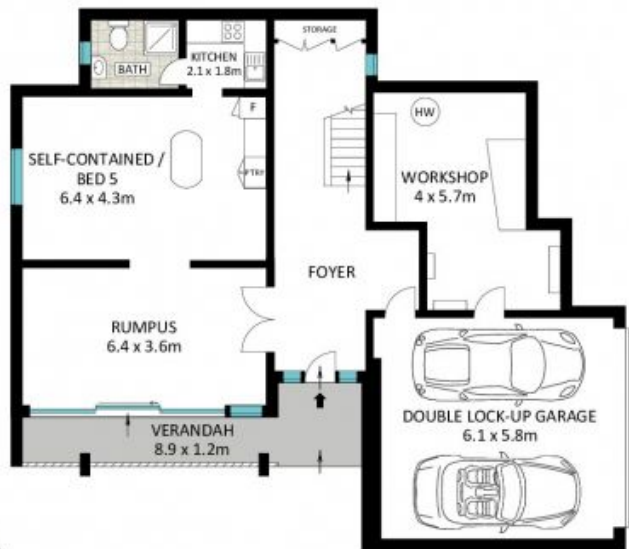
**SECOND LEVEL**



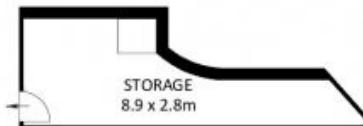
**FIRST LEVEL**



**SITE PLAN (NOT TO SCALE)**



**GROUND LEVEL**



APPROX. INT: 416m<sup>2</sup>  
 APPROX. EXT: 668m<sup>2</sup>  
 LAND: 760m<sup>2</sup>



0 1 2 3 4 5

Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from resources we believed to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**32 Ida Avenue, Mosman**

**CENTURY 21** Living