



## Enviably Beach Lifestyle - Live the Dream



2



1



1

## 1/247 Raglan Street, Mosman

### Sold Prior To Auction

Perfectly positioned only 100m from the golden sands and sparkling waters of Balmoral Beach, this sun-filled apartment offers tremendous potential to create your dream lifestyle in arguably one of Sydney's premier locations.

The accommodation includes 2 double bedrooms (main with built-in robe), functional bathroom and kitchen both bursting with potential, separate internal laundry room (potential to create 2nd bathroom) and a generous light-filled dining & living room. Other features include a North facing balcony, undercover car parking and a lock-up storage facility.

Enjoying near level access from the street, this is a comfortable feature-packed apartment with further potential to add your own touch and value. Affording an enviable lifestyle of morning swims and evening strolls along picturesque Balmoral, this is a value opportunity for a lifestyle home purchase or a secure future investment.

Deceased Estate – offered for the first time in over 40 years.

Outgoings: Council \$398.00 p/q, Water \$153.56 p/q, Strata \$ 1,288.65 p/q

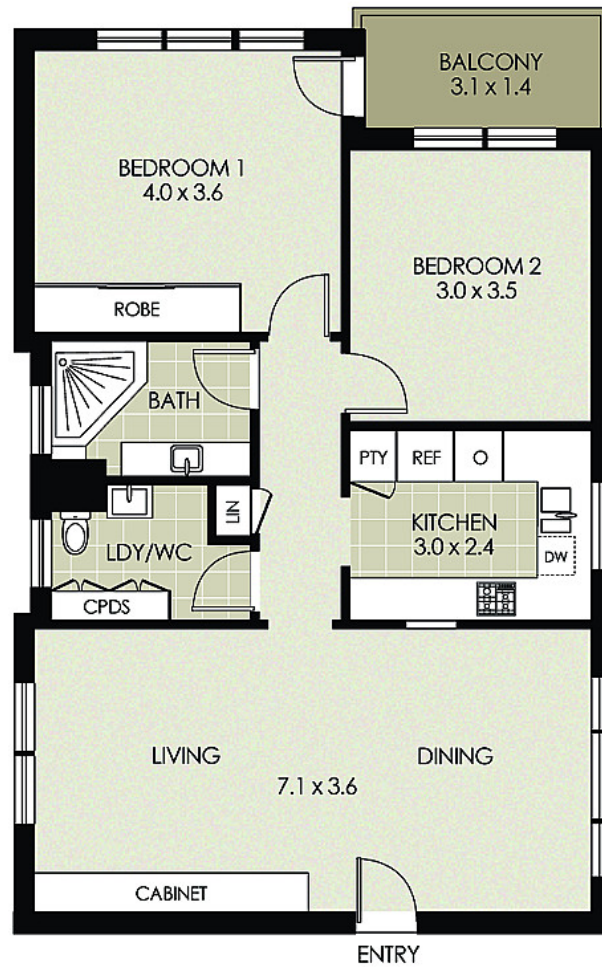
Area: Unit 90 sqm approx. plus parking and storeroom

**Property ID:** L3534229  
**Property Type:** Apartment  
**Garages:** 1

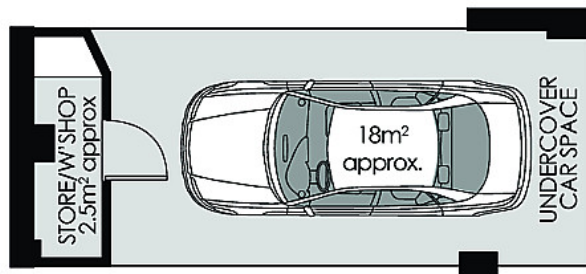
**David Buttel**  
0419 263 362  
david@rhn.com.au

Details: David Buttel 0419 263 362

# 1/247 RAGLAN STREET, MOSMAN



## APARTMENT FLOOR PLAN



## PARKING PLAN



APARTMENT FLOOR AREA = 89.1m<sup>2</sup> approx.  
(INCLUDING BALCONY)

PARKING/STORAGE AREA = 20.5m<sup>2</sup> approx.

**TOTAL AREA = 109.6m<sup>2</sup> approx.**