



Mosman, NSW

6 4 2

### Brand new luxury retreat with views to Balmoral

Sold by Bruce N. Huang (??) & Marize Bellomo

Situated in one of Balmoral's most exclusive enclaves, this brand new family retreat occupies an elevated position and captures views across Balmoral and beyond. A functional, sunlit layout combines with spacious contemporary interiors to create the ultimate family home. Enviably located, it's just 800 metres from popular Mosman village shops and city bound buses, with Lawry Plunkett Reserve bush track to Balmoral Beach just footsteps away.

- Elevated cul-de-sac position, sweeping views across Balmoral and beyond
- Spacious interiors bathed in Natural light from an ideal NE aspect
- Expansive living and dining with fireplace and tranquil leafy outlook
- Generous kitchen with large island bench, quality appliances, butler's pantry
- Casual living with bi-fold doors seamlessly extending to level gardens
- Master retreat with WIR, en-suite with freestanding bath, separate WC
- Expansive undercover terrace with stunning water views

Price:

Sold by Bruce N.Huang and Marize Bellomo



**Bruce N. Huang**

0468 694 060



**Marize Bellomo**

0414 972 203



SITE PLAN



1ST LEVEL



GROUND LEVEL



OPEN STREET LEVEL



Internal Living: 393 sqm approx  
 External Living: 101 sqm approx  
 Total Living Area: 494 sqm approx

The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



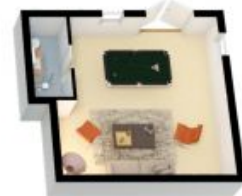


1ST LEVEL

Internal Living: 393 sqm approx  
 External Living: 101 sqm approx  
 Total Living Area: 494 sqm approx



GROUND LEVEL



LOWER LEVEL



OPEN STREET LEVEL



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

