

1/17a Stanley Avenue, Mosman, NSW 2088



Sold Duplex/Semi-detached

Friday, 25 August 2023

1/17a Stanley Avenue, Mosman, NSW 2088

Bedrooms: 2

Bathrooms: 3

Parkings: 2

Area: 168 m2

Type:

Duplex/Semi-detached



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Offered for the first time in more than 30 years, the home will suit the next astute downsizer looking to stay local and avoid the crowds. Nestled within the esteemed Balmoral Slopes, where dreams of downsizing meet the promise of unparalleled luxury, an exceptional opportunity beckons. Introducing Balmoral House, an exquisite haven that redefines refined living. A masterpiece in design, privacy, and panoramic vistas, this residence stands as a testament to the ultimate in premium living.

Unveiling the Splendour: Spanning an impressive 168 square meters internally and an expansive 437 square meters externally, this residence showcases its unwavering commitment to space and opulence. The allure of the residence is further heightened by its perfect orientation, gracing you with a view that effortlessly merges the beauty of Balmoral Beach with the grandeur of Sydney Heads.

Bedroom Bliss: The residence boasts meticulously designed bedrooms where quality meets comfort. The master bedroom, a sanctuary of its own, offers sweeping views and is accompanied by a lavish ensuite that exemplifies classic sophistication. Every detail carefully curated to ensure utmost comfort.

A Symphony of Living: Embrace a lifestyle of sheer elegance as the open plan living spaces invite the beauty of the surroundings indoors. With a vantage point that could rival a helicopter's view, you'll witness the dance of the sea on Balmoral Beach and the majesty of Sydney Harbour from the comfort of your living room.

Exclusivity Redefined: Unit 1 is part of a quality double-brick duplex, ensuring absolute privacy and tranquillity. With only the finest materials and craftsmanship at play, this residence stands as a testament to architectural brilliance and refined taste.

A Home for Your Vehicles and More: Your vehicles will find a secure home within the 2-car garage, while a private storage space, located under the house, ensures that your treasures remain close yet unobtrusive.

Aqua Oasis: Discover the joys of leisure in the common swimming pool and terrace area, an oasis of relaxation and rejuvenation that beckons you to unwind amidst lush surroundings. Indulge in a life that celebrates the harmony of privacy, space, and elevated living. Balmoral House is more than a residence; it is an embodiment of your aspirations, awaiting your presence.

Strengths:- Generous Internal 168 sqm, External 437 sqm approx.- Quality bedrooms, Master with views and large ensuite- Open plan living, enjoying helicopter views across Balmoral, across the bow of Sydney Heads- Private residence, part of an exclusive double-brick duplex- 2 car garage, private storage- Common swimming pool and terrace- 500 meters to Bathers' Pavilion (to the east)- 500 meters to Mosman Village (to the west)