

**15 Edwards Bay Road, Mosman, NSW 2088**

**De Brennan**

**House For Sale**

Saturday, 25 November 2023

15 Edwards Bay Road, Mosman, NSW 2088

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 920 m2**

**Type: House**



Jonathon De Brennan



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## Auction | Contact Agent

Capturing magnificent elevated views over Balmoral Beach and the sparkling bay, this exceptional DA Approved home is positioned on an expansive 920sqm parcel in one of Sydney's most sought-after beachside enclaves. Currently configured as a beautifully presented duplex and delivering instant comfort, this residence is positioned in a prized beachside address. This property setting is highly coveted and rarely offered. Set on a tightly-held Balmoral street with development opportunity. This is coastal living at its best, with Balmoral Beach and its superb array of restaurants and cafes just a few footsteps away, a bus stop close by, and the many conveniences of Mosman Village just moments away.- DA Approved home boasting sensational water views, 5 bedrooms, 4 bathrooms, 2 car garage, lawn, entertainers deck and pool. The DA also features 2 living rooms, butlers kitchen and cellar as some of its many features- Existing dwelling is a duplex comprising of two apartments with fantastic rental opportunity- Both apartments offer covered alfresco entertainers' deck oriented to take full advantage of the stunning ocean backdrop - Light filled top floor apartment includes an ocean view kitchen equipped with gas fittings and Bosch dishwasher - Interiors display elegant character features, timber floorboards, ornate cornices and picture rails - Each bright and airy level incorporates two well-proportioned double sized bedrooms and one bathroom - The deep sun washed backyard provides plenty of space, with fantastic scope to extend/expand in accordance with the DA Approval- Providing outstanding development and rental prospects in one of Sydney's most sought-after beachside enclaves - Close proximity to Queenwood School for Girls, Balmoral Reserve and the iconic Bathers' Pavilion - Convenient off street parking, a charming character filled facade and solid brick constructionDA APPROVED - Approved plans for the impressive designer home available to view on request. Please contact Jonathon De Brennan on 0431 807 583 for further information. Disclaimer: All information regarding this property, including but not limited to the general property description, price and the address, is gathered from sources we consider to be reliable, however we cannot guarantee its accuracy or give any warranty to the information provided. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property.