

**25 Beauty Point Road, Mosman, NSW 2088**



**House For Sale**

Wednesday, 12 June 2024

25 Beauty Point Road, Mosman, NSW 2088

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 4**

**Area: 683 m2**

**Type: House**



Bernard Ryan  
0408408509



Sabrina Gao  
0433666591

## Auction - Contact Agent

Auction brought forward to 5pm, Thursday 27th June 2024. Grandly elevated upon its private harbourside vantage point, this world-class masterpiece combines a perfect northerly aspect and sweeping Middle Harbour views with exciting innovation, exquisite detailing, and a landscaping experience. The creation of iconic Australian architect Luigi Rosselli, the home has been acclaimed for its design and its award winning build quality. A home of global significance, artfully exposed concrete, walls of glass and American oak blend organically across each remarkable floor. Arrive home in style through a corridor lined in illuminated natural sandstone from the four-car garaging. Linked by a sculptural staircase circling around the internal passenger lift, there is level access to all levels. Seamless in every sense, the living and entertaining expanses effortlessly interconnect and spill out to a protected viewing terrace and poolside living. Glamorous lighting defines the dining space and a feature gas fireplace warms the living room. Lined in walls of custom storage, the living room cleverly conceals access to the library and guest bathroom through bespoke pivot doors. Truly of an international standard, further streamlined design conceals a caterers' kitchen behind the entertainer's showpiece kitchen. Boasting a full suite of Miele appliances in the primary kitchen, the hidden second kitchen is complete with a 900mm Smeg oven, induction and gas cooktops and second dishwasher. Configured for flexibility and privacy, bedrooms connect to superbly appointed bathrooms. The master bedroom suite occupies prime position with views stretching across Middle Harbour from its sleeping quarters, from its spa-like ensuite and from its north facing terrace. An oval interchange outside bedrooms two, three and four instils harmony and reflects the creativity of the design. Purposefully separated from the family bedrooms, a guest suite rests upon entry level alongside a custom-built home theatre. Timeless gardens by acclaimed designer Will Dangar ground the landmark architecture. Taking inspiration from the symmetry of rice fields, the approach to the home mirrors the holistic beauty that lies inside. Focused on enhancing lifestyle and wellbeing, the rear landscaping embraces the heated pool with a meditation cave carved out of the natural rockery alongside a waterfall. Completely secure, escape the pressures of modern day living and immerse yourself in the natural beauty of this postcard setting. Convenient to Middle Harbour, The Spit and Mosman Junction, there is also easy access to popular Beauty Point Public School, leading private schools and regular city bus transport.

- Protected terraces delight in harbourside setting
- Italian ELOLIFT lift customised with leather walls
- Internal access from showroom four car garage
- Views across Middle Harbour from all living areas
- Oval fireplace the focal point of the living room
- Walls of joinery concealing library and 5th bathroom
- Architectural stacker doors seamlessly recede
- Entertainer's dining space alongside the kitchen
- Bespoke Italian benchtops in two kitchens
- A full suite of Miele appliances in primary kitchen
- Smeg appliances in the hidden caterers' kitchen
- Soundproof home theatre with acoustic blankets
- Master bed and balcony with superb harbour views
- Master ensuite with steam shower and heated floors
- Carved marble mosaic walls in the bathrooms
- Bathtub in bedroom two ensuite, heated floors
- Luxe Duravit toilets with seat warmers and bidets
- Chic joinery and remote-control fans in all beds
- Cashmere goat hair carpet softens the bedrooms
- Guest room on entry level with private ensuite
- Laundry with bespoke joinery and outdoor access
- Designer lighting, streamlined motorised curtains
- SmartTemp air-conditioning and ducted gas heating
- Security system, solar panels, BBQ gas connections
- Will Dangar gardens serviced by irrigation system
- Solar and gas heated pool alongside private grotto
- Landscaping and stairs lead up to sunset bar

For more information or to arrange an inspection, please contact Bernard Ryan 0408 408 509 or Sabrina Gao 0433 666 591.\* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided. Looking for a home loan? Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks, he works for you. Call him on 0414 877 333 or visit <https://broker.loanmarket.com.au/lower-north-shore/>