

**3 Little Street, Mosman, NSW 2088**



**House For Sale**

Friday, 24 May 2024

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1207 m2**

**Type: House**



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## Auction Contact Agent

Immersed in views over Balmoral through to The Heads, this extraordinary Federation masterpiece has been transformed to maximise comfort, lifestyle, and the mesmerising outlook. Proudly holding 1207sqm in a prime Balmoral Slopes position, landscaping links the spectacular residence to level lawns and the 10-metre swimming pool. Discreetly and securely set behind a grand sandstone wall, arrive home through the manicured European garden courtyard or via the internal access from the double garaging. Renovated to align interiors to the outlook, this refined residence is timelessly grounded and remarkable in every way. A sophisticated palette cohesively links the brand-new designer kitchen to the multiple living areas, four main-level bedrooms, and a versatile lower-level retreat. Expertly crafted with a focus on effortless entertaining, the kitchen joinery is topped in a luxe Calacatta gold composite stone with joinery extending into the dining space creating a bar with concealed fridge and second Miele dishwasher. Featuring an oversized island centrepiece, the kitchen design boasts an integrated Liebherr refrigerator and a nostalgic Falcon dual fuel oven underneath an inset brass exhaust. Resting below a raised panelled ceiling, northern sun streams into the kitchen hub with two sets of French doors opening into the Buxus outlined courtyard. Welcoming views into the sitting room and double formal lounge room, step out to the full-length terrace to further appreciate the beauty of Balmoral. Majestic in its proportions, the lounge is warmed by an ambient stone framed wood burning fireplace. The master suite also enjoys the harbour aspect with views transported into the sleeping quarters. Personalised by elegant wainscoting and chic brass suspended pendant lights, the master adjoins a walk-in robe lined in new joinery and a marble ensuite. Substantial in its footprint and versatile in its configuration, all bedrooms feature floor to ceiling built-in robes. Lined in exposed sandstone, the lower level stylishly showcases a bespoke wine cellar and tasting room, poolside living and guest studio. Truly a home like no other in a world class postcard setting. Discover the complete convenience of this prestigious beachside pocket, walk to the attractions of both Balmoral Beach and Mosman village with easy access to city transport links.

- Light filled aspect looking toward The Heads
- Ornate 3.4m ceiling soars above the formal entry
- Traditional archways defining the central hall
- Internal doors open into the refined sitting room
- Gas fireplaces warm sitting room and formal lounge
- Classic veranda lining the adjoining living spaces
- Majestic views from the elegantly appointed lounge
- New chef's kitchen adjoining an entertainer's bar
- Shaker style joinery topped in Calacatta gold stone
- French doors open to north facing courtyard
- Two integrated dishwashers and integrated fridges
- Striking dual fuelled Falcon oven, ZIP Hydrotap
- Master bedroom with views and marble ensuite
- Walk-in robe with brass ladder for full height joinery
- Skylight ensuite featuring a walk-in shower recess
- Parisi freestanding bath in the family bathroom
- Lower-level retreat with storage and stone bathroom
- Sandstone encased wine cellar and tasting room
- Outdoor access from the well-equipped laundry
- Ducted reverse cycle air-conditioning
- Designer lighting, ceiling roses, plantation shutters
- Luxe window dressings, linen curtains, Roman blinds
- Pathway leading through lawn to swimming pool
- Refurbished 10m pool with saltwater chlorinator
- 300m to Military Rd's cafes and boutique shopping
- 350m to Queenwood, handy to leading schools
- 550m to Balmoral Beach foreshore and cafés

For more information or to arrange an inspection, please contact Bernard Ryan 0408 408 509, Geoff Smith 0418 643 923 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/>