

30 Lower Almora Street, Mosman, NSW 2088



House For Sale

Wednesday, 12 June 2024

30 Lower Almora Street, Mosman, NSW 2088

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 555 m2

Type: House



Geoff Smith
0418643923



Geoff Allan
0414426424

Auction - Contact Agent

Exuding coastal sophistication, this welcoming family friendly home is privately set back from Almore Street amid low-maintenance tropical landscaping and is just footsteps from the Balmoral shoreline. Outlined by newly refinished timber decking, an oversized deep blue door greets guests in style. Refined sandy Blackbutt flooring unites the wide central hallway with an internal winter garden filtering light and greenery inward. Offering families the choice to come together or to seek solitude, the substantial floorplan provides for three separate living areas. Open-plan at the rear connecting to the poolside entertaining space, this is resort-style living at its best. Timber framed sliding glass doors seamlessly spill out to an outdoor kitchen, tranquil gardens and a mosaic tiled swimming pool. The timeless kitchen overlooks everyday life and interconnects with the living and dining spaces. A stone topped island bench is the kitchen's centrepiece as a stone framed fireplace elegantly anchors the living expanse. Presenting generous and flexible accommodation options, four bedrooms are grouped together upstairs with a guest room tucked away on entry level. The master suite opens to a north facing balcony, walk in robe and spa ensuite. Perfect for all stages of family life, the formal lounge room showcases an upholstered day bed underneath a bank a plantation shutters. Downstairs the media room or games room is tucked away alongside the internal access from the double garaging. Part of an idyllic harbourside community just 300 metres from the crystal blue waters of Balmoral, holiday at home and discover the endless charm of this postcard setting. Equally convenient to the beach and the Mosman village shopping hub, the attractions of Military Road are a short 450 metre walk away.

- Refinished decking outlines the classic frontage
- Stylishly grounded by wide Blackbutt floorboards
- Upholstered daybed in the spacious formal lounge
- Tropical internal courtyard off the sunlit hallway
- Rattan pendants defining living and dining spaces
- Seamless access to resort style backyard and pool
- Timber decking, lush planting and built-in BBQ
- Stone framed fireplace warms the open layout
- Shaker style kitchen cabinetry topped in stone
- Freestanding 900mm gas cooker, Bosch dishwasher
- Integrated fridge, butlers' pantry room for 2nd fridge
- Lower-level media room, games room or teen retreat
- Atrium above the stairs, hallway opening to balcony
- Master retreat opening to balcony, WIR and ensuite
- Four beds upstairs, all with built-ins, two with desks
- Guest room/5th bed with access to stone bathroom
- Spa bath and twin vanity in the master ensuite
- Heated mosaic tiled swimming pool, glass fencing
- Ducted air-conditioning, coastal shutters throughout
- Remote control ceiling fans and alarm system
- Sensor lights, internal access from double garaging
- Off-street driveway parking for an extra 3 cars
- Laundry with access outside, under house storage
- Gentle 300m walk to the sandy shores of Balmoral
- 140m to beachside Hunter Park, 300m bus stop
- Stroll to The Esplanade's selection of fine eateries
- Only 450m to the attractions of Mosman village
- 20 minutes to the CBD, close to leading schools

*All information contained herein is gathered from sources we consider to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries. For more information or to arrange an inspection, please contact Geoff Smith on 0418 643 923, Geoff Allan on 0414 426 424 or Bernard Ryan on 0408 408 509.