

32 Esther Road, Mosman, NSW 2088



House For Sale

Thursday, 1 February 2024

32 Esther Road, Mosman, NSW 2088

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 961 m2

Type: House



Bernard Ryan
0408408509



Sabrina Gao
0433666591

Auction - Contact Agent

A rare opportunity just metres from the Balmoral foreshore, this highly functional and stylish family home holds DA Approval to craft a world class beachside residence capitalising on the perfect north easterly aspect and never-to-be-built-out harbour panoramas. Set back from the street at the end of a long prestigious driveway upon an elevated 961sqm estate-like landholding, experience absolute privacy which is completely unique so close to the Balmoral Beach foreshore. With a lofty vantage point highlighting the all-encompassing views, the outlook stretches from the sandy shoreline at the end of the street across the harbour and over to Manly. Bordered by a north easterly wraparound terrace, sliding walls of glass retract to all an effortless transition from inside to out without compromising the view. Soaring cathedral ceilings extend out to the terrace enhancing both light and scale. Open-plan in design, a concrete encased kitchen island interacts with both the living and dining. Fitted with quality appliances, the custom kitchen has been created with entertaining firmly in mind. Presenting five bedrooms and two and a half bathrooms, the split-level floorplan also provides a massive second living space perfect as a rumpus room. Topped by an inviting master bedroom suite, strategic windows frame Balmoral views. Two renovated bathrooms plus a chic powder room service the home, the master ensuite design boasts a custom double vanity and double shower. Open to the postcard beauty of Balmoral yet hidden from passers-by, there is garaging for four cars, a carport, turning bay and ample driveway parking. Fabulous now with potential for excellence in the future, secure your very own slice of Balmoral just 300 metres from The Esplanade. Offering complete convenience for all stages of family life, stroll to nearby bus stops servicing leading Sydney schools, Balmoral Oval and the beachfront in a matter of minutes. - Relaxed holiday-like ambience, warm timber tones- Custom bench seat and statement door upon arrival- Wall panelling and bespoke timber hallway storage- Open-plan living encased in glass to highlight views- Cathedral ceiling above the living/dining/kitchen- Sliding glass doors fitted with retractable fly screens- Concrete benchtops, double sink and filtered water- 900mm Fisher & Paykel oven and inset gas cooktop- Miele dishwasher, streamlined joinery, large pantry- Bi-fold window opening to barbequing terrace- Second living room versatile as rumpus/games room- Filtered Balmoral views from entry level living room- Skylit mosaic tile powder room with designer vanity- Master suite with epic views, walk-in robe lined in b-ins- Striking skylit master suite featuring a double shower - Family friendly layout of five bedrooms, built-in robes- Renovated bathrooms, separate bath in main bathroom- Secure backyard wonderland, room for pool (STCA)- Int. access from the four car garage with workshop- Long driveway, turning bay, carport, outdoor shower- Video intercom, ducted air-conditioning, louvers- 300m to The Esplanade cafes and Balmoral foreshore- Footsteps to Queenwood School for Girls and Hunter Park- Short walk to bus transport, easy access to Military Rd*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 Bernard Ryan 0408 508 509, Sabrina Gao 0433 666 591 or Vincent Wong 0411 196 813.