

**35 Mandolong Road, Mosman, NSW 2088**



**House For Sale**

Friday, 10 November 2023

35 Mandolong Road, Mosman, NSW 2088

**Bedrooms: 6**

**Bathrooms: 6**

**Parkings: 9**

**Area: 861 m2**

**Type: House**



Sabrina Gao  
0433666591



Gemma Simons  
0450745701

## Expression Of Interest

Experience the epitome of luxury, this architecturally transformed designer showpiece channels sweeping views from the nearby Balmoral shoreline, over to Manly and through The Heads. Better than brand new with it's never been lived in holistic renovation, secure a world class residence in a captivating postcard setting. Instantly impressive, upon arrival custom walnut and brass joinery rests upon luxe marble flooring. Backlit onyx panels make a stylish statement along with designer lighting choices. A series of living spaces interconnect and open to terracing, the centre sitting room is encased by three walls of European floor-to-ceiling stacker doors. Designed for both everyday enjoyment and grand scale entertaining, the kitchen layout provides an additional gas cooktop in the butlers' pantry, a timber dining return extending off the custom island and a marble bench seat alongside north facing French doors. Seamlessly integrated with a host of top-of-line appliances, the chef's kitchen features a Miele oven, a steamer, warming drawer two gas cooktops, an integrated dishwasher and a concealed Liebherr refrigerator. Linked by a wide hotel-inspired marble staircase, further entertaining spaces are placed poolside on the lower level. The heated swimming pool is secured by glass balustrading and features mosaic tiling. A versatile rumpus room and casual living area are serviced by a flexible bar/kitchenette personalised by unique sage green marble and fitted with two Vintec wine fridges and an integrated dishwasher. There is also a temperature-controlled wine cellar and tasting room, a multi-station executive home office, separate home gym and internal access from the five-car showroom garage. Views are maximised from the upper-level terrace, the master holds an extraordinary vantage point along with two other bedrooms. Six magnificent bedrooms are serviced by six opulent bathroom sanctuaries. Detailed dressing rooms feature boutique display cabinetry and plush wool carpets soften the sleeping quarters. An exciting opportunity to secure your forever home just 300 metres from the Balmoral foreshore. Neighboured by some of Mosman's finest real estate, become established within a convenient beachside pocket close to leading schools and the attractions of Mosman Village.

- A collaboration from renowned architect Roar and award-winning builder Mardini constructions.
- A flawless selection of marbles and high-end finishes throughout
- Grand skylight marble staircase, European glass doors and windows
- Harbour views from the kitchen to the dining, living and terraces
- Social kitchen layout featuring casual dining and butlers' pantry
- Miele cooking appliances, integrated dishwasher and refrigerator
- Vintec wine fridge in the lineal joinery on the base of island bench
- Sliding walnut veneer door separating kitchen from entertaining
- Moveable custom leather seating featuring an ethanol fireplace
- Luxurious slabs of marbles and textured mosaics in all bathrooms
- Entertainer's bar/kitchenette servicing rumpus and poolside living
- Master bedroom with extraordinary views, ensuite, WIR and terrace
- Bed 2 with projector, glam dressing room, study nook and ensuite
- Poolside guest room opening to the terrace and its own ensuite
- Privately placed multi-station home office with communications hub
- Versatile 6th bedroom or 2nd home office opens to northern terrace
- Laundry featuring a folding bench, drying rail and Asko appliances
- Recessed LED lights, ducted air-conditioning, smart home system
- Low-maintenance landscaping enhances freshly painted exteriors
- Internal access from 5 car garage, separate gym and shoe room
- Less than 150m to Queenwood, convenient to other leading schools
- 300m to The Esplanade café scene and stunning Balmoral Beach
- 550m to Military Road's shopping hub, city bus stops and eateries

\*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 Sabrina Gao on 0433 666 591 or Gemma Simons 0450 745 701.