

57 Moruben Road, Mosman, NSW 2088



House For Sale

Friday, 3 May 2024

57 Moruben Road, Mosman, NSW 2088

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 644 m2

Type: House



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Auction - Contact Agent

Commanding sweeping Balmoral views across to Manly and through The Heads, this majestic Federation home has been superbly renovated to enhance its impressive proportions, sunlit aspect and harbour outlook. Outlined by a series of deep paved terraces, the home rests on a manicured 644sqm dual access landholding upon the prestigious and incredibly convenient Balmoral Slopes. Be welcomed home into a grand entry vestibule at the foot of the elegant staircase. Hardwood timber floorboards in sophisticated warm tones unites both levels and are bordered by nostalgic high skirting boards. The epitome of elegance, the formal living and dining rooms step out to the garden side terrace looking out over layered landscaping toward the protected waters of Balmoral. Cleverly linking the traditional formal rooms to the family room through an aspirational custom kitchen, the modern shaker style kitchen joinery is topped in a luxurious Carrara marble. Forever glamorous yet innovative, the kitchen layout conceals a bar with Vintec wine fridge alongside the dining room and a hidden family friendly charging station next to the everyday living expanse. Appointed with a long list of high-end appliances, the kitchen boasts a Wolf oven, Gaggenau induction cooktop, integrated Miele refrigerator and dishwasher. Showcasing an effortless alfresco flow at either end, step outside the family room to the protected poolside terrace alongside the pool with jets. Crafted for longevity adapting to families every changing needs, the two storey layout groups four out of five bedrooms upstairs. With the ability to offer two master suites, both harbour facing bedrooms step out to a terrace experiencing breathtaking uninterrupted Balmoral views. Bedrooms one and two are each appointed with ensuite bathrooms and have considered storage solutions. Integrated study stations are a feature of bedrooms three and four along with built-in robes, plantation shutters and ceiling fans. Downstairs, a gracious guest room rests alongside a multi station home office or 6th bedroom overlooking the pool. With rear access from Rawson Street to double garaging and driveway parking, discover the long list of lifestyle benefits unique to this exclusive address. Walk to both the beachfront and Spit Junction in just minutes, express bus transport is also mere metres and enjoy easy access to some of the North Shore's best schools.

- Marble framed gas fireplace warms the lounge room
- Harbour views through dining room French doors
- Bespoke kitchen, marble benchtops and splashbacks
- Kitchen with Wolf, Gaggenau and Siemens appliances
- Walk-in pantry housing a second oven, hidden bar
- A cluster of three pendants above timber dining return
- Semi integrated Miele dishwasher and HydroZIP tap
- Bespoke joinery and French doors in the family room
- Innovative textured partition wall in the first master
- Both master bedrooms opening to viewing terrace
- Three upstairs bathrooms with luxury marble accents
- Integrated desks and built-ins in kid's bedrooms
- Upholstered daybed in multi-station home office
- Custom Roman blinds in the elegant guest bedroom
- Marble encased guest powder room, hallway storage
- Laundry chute connection to laundry/4th bathroom
- Poolside entertaining with built-in bench seating
- Mosaic tiled pool with jets, easy care gardens
- Traditional lighting, high ceilings, ornate cornices
- Double garaging with easy access to living level
- Parterre formal landscaping around level lawns
- Keypad entry, ducted air-conditioning upstairs and ducted heating upstairs and downstairs, surround sound
- 250m to the conveniences and buses of Spit Road
- 600m to The Esplanade and Balmoral Beach Club

*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 Richard Harding on 0411 875 022.