

**8 Botanic Road, Mosman, NSW 2088**



**House For Sale**

Thursday, 8 February 2024

8 Botanic Road, Mosman, NSW 2088

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 698 m2**

**Type: House**



David Gillan

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## Contact David

Truly a once in a lifetime opportunity, this immaculate c1930s home built by one of Balmoral's founding families is now offered for sale for the very first time. Secluded at the end of a prized cul-de-sac just 450 metres from the beachfront, the home basks in a perfect north easterly aspect upon almost 700sqm of prime real estate. Privately elevated above street level, postcard views through the surrounding greenery are welcomed from inside and out. Channelling Balmoral views into the living area and master bedroom, there is potential to increase the outlook even further and capitalise on the prized aspect. Updated to achieve an easy living layout, the adjoining lounge and dining rooms maintain an unbreakable connection to the great outdoors. A relaxed meals area is perfectly placed alongside the kitchen, both spaces enjoy an idyllic garden outlook. Retaining much of its original California Bungalow charm, high ceilings with ornate corning feature throughout. Resting on solid sandstone foundations, the lower level has embraced the natural beauty of the sandstone leaving the walls exposed within the games room and bar. Spilling outdoors at every opportunity, the games room adjoins a peaceful dining patio amid the landscaped gardens. Accommodation comprises of four elegant bedrooms including a versatile fourth bedroom or home office with built-in desk. Built in robes feature in three out of four bedrooms, the home is serviced by a central bathroom and separate powder room. Tightly held in the one family for over 90 years, make your Balmoral dreams a reality and secure a slice of this exclusive beachside setting. With the shoreline literally at the end of the street, enjoy an endless summer and discover the many lifestyle attractions of the nearby Esplanade.

- Glass enclosed lounge capturing harbour views
- Joinery lining one wall of the light-filled lounge
- Internal doors open into the pendant lit dining
- Sunlit balcony to admire views down to Balmoral
- Quality kitchen equipped with endless storage
- Double oven, built-in microwave and Neff cooktop
- Mosaic tile kitchen splashback, Miele dishwasher
- Relaxed meals area looking out to the rear garden
- Sandstone encased games room, beamed ceiling
- Bar and walk-in pantry with sink on lower level
- Views through elegant bay window in the master
- Built-ins in all beds, striking detailed corning
- Bed two with dual aspect, ambient pendant lights
- Outdoor entertaining patio off the games room
- Functional light-filled bathroom, separate WC
- Private manicured lawn and established gardens
- Separate laundry room, pull out ironing board
- Lock-up garage, double carport and car space
- Excellent external and subfloor storage options
- 480m to the Public Dining Room and Balmoral Baths
- Opp. to Lawry Plunkett Reserve, 1km to Queenwood
- Close to buses to Mosman village and the CBD

\*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 David Gillan 0411 255 914.