

**2/65 Mandolong Road, Mosman, NSW, 2088**



**Apartment For Sale**

Thursday, 5 September 2024

2/65 Mandolong Road, Mosman, NSW, 2088

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Geoff Allan

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## A Rare Opportunity for the Idyllic Balmoral Lifestyle

Positioned just 90 metres from Balmoral Beach, this quiet apartment offers an ideal combination of character, space, and convenience. Set in a boutique block of only four, it's a rare find that puts you right in the heart of one of Mosman's most desirable locations.

Step into the light-filled living space, where an open-plan layout connects effortlessly with a well-designed gas kitchen and dining area, opening onto a balcony that overlooks a peaceful common lawn. Whether you're entertaining or relaxing, this home is perfect for any occasion.

Two generous bedrooms, including a king-size master with built-in robe, give you plenty of room to unwind. A separate sunroom or study adds flexibility for remote work or simply enjoying natural light throughout the day. With period features like polished timber floors, high ceilings and a decorative fireplace, the apartment maintains its original charm while offering modern functionality.

With easy access to cafes, parks, and bus routes, everything you need is within reach. Whether it's a quick walk to the beach or an easy commute to the CBD, this is the type of Balmoral lifestyle opportunity that doesn't come along often.

- Beautifully maintained complex of 4, peaceful location
- Open-plan living and dining opens to balcony
- Modern open plan gas kitchen
- Stone benches, stainless steel appliances, dishwasher
- King-size master bedroom with built-in robe
- Sunroom or study, filled with natural light
- Charming period features include timber floors, decorative fireplace & high patterned ceilings
- Gas bayonet for heating
- Separate laundry facilities with storage
- Dual access from Mandolong Road and Hunter Lane
- 90m level walk to Balmoral Beach
- Within 500m to multiple cafes, parks, and award winning restaurants
- 75m to bus stops for easy access to CBD and Northern Beaches

\* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided. Looking for a home loan? Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks, he works for you. Call him on 0414 877 333 or visit <https://broker.loanmarket.com.au/lower-north-shore/>

For more information or to arrange an inspection, please contact Geoff Allan 0414 426 424 Jake Wilson 0430 564 683.