

**30A Redan St, Mosman, NSW, 2088**



**House For Sale**

Wednesday, 31 July 2024

30A Redan St, Mosman, NSW, 2088

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Geoff Allan

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## Timeless design for modern family life - sweeping Balmoral views

Delivering classic grandeur at its timeless best, this magnificent Balmoral Slopes home delights in a sunlit elevated vantage point within a prestigious yet incredibly convenient enclave taking in all-inclusive harbour panoramas. A rarity so close to village life, this unique long term family home is both secure and unassuming within a private enclave located approximately 350 metres from local café culture and the Mosman shopping hub.

Finely crafted to maximise the spellbinding outlook from the everyday living areas, views are transported through a wall of glass opening to the Travertine paved terrace. The open plan layout is elegantly zoned by coffered ceilings with bespoke joinery and a marble topped mantelpiece framing the Jetmaster fireplace. Cohesive in its design direction and materials palette, both the open plan living and the gracious formal rooms are united in Blackbutt timber flooring.

Recreated in 2009 to span an impressive 318sqm internally, Dixon Andrews Architects have superbly blended ageless beauty with contemporary convenience. Holding two prized street frontages, arrive home via the double garaging off Redan Lane through the internal access point just footsteps from the main living area and kitchen. With its provincial styling and family sized layout, the culinary kitchen features hand painted timber cabinetry topped in Stone Italiana. Fitted with two Neff ovens, a Neff steamer, Miele cooktop and Asko dishwasher, the kitchen is centred around a family friendly island.

Presenting as the ultimate forever home, a relaxed TV room or teenage retreat rests alongside the four bedrooms with French doors opening to a north facing courtyard. The master suite and bedroom two both open out to an east facing terrace taking in views over Balmoral and beyond. Connecting to a recently renovated ensuite, the master also boasts three sets of built-in robes.

Superbly landscaped to maximise every inch of its 635sqm landholding, there is gated access off Redan Street into the private poolside living complete with entertaining pavilion. Thoughtfully customised, the pavilion is equipped with a kitchenette, powder room, storeroom and outdoor shower. Gas heated for year-round use, the mosaic tiled swimming pool adjoins a spa with a water feature complementing the surrounding hedging, lawns and natural rockery.

Central to both village shops and Balmoral Beach, secure your family's future within a blue-chip harbourside setting. A location to be envied, stroll to city buses in mere minutes and wander down to the foreshore, The Esplanade and Hunter Park at your leisure.

- Executive home office alongside sitting room
- Sitting room double doors open into kitchen
- Custom kitchen, hand painted timber cabinetry
- Seating around the central stone topped island
- Neff Steamer, two ovens and Asko dishwasher
- Walk-in pantry and Miele induction cooktop
- Views from kitchen, living room and dining room
- Jetmaster gas fireplace warms the open-plan layout
- French pattern Travertine on terrace, built-in BBQ
- Six panel sliding glass doors open out to views
- Relaxed teenage retreat upon the bedroom level
- Travertine paved landscaping, lawn and hedging
- Heated pool and spa alongside entertaining pavilion
- French doors open from master to viewing terrace
- Double shower and twin vanity in master ensuite
- Three bathrooms warmed by underfloor heating
- Family bathroom complete with separate bathtub
- Skylit bathroom servicing the main living level

- Laundry room with storage and drying rail, guest WC
- Temperature controlled 800 bottle wine cellar
- Internal and external storerooms, ample built-ins
- Rainwater tanks, garden irrigation, garden lighting
- Ducted air-conditioning and built-in speakers
- Clipsal C-Bus System, intercom and alarm system
- Internal access from double garage off Redan Ln
- Handy to city bus transport, 20 minutes to CBD
- 600m to The Esplanade and Balmoral Beach
- 350m to Military Rd's shopping and dining precinct
- Close to leading private schools and parklands

\*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 Vincent Wong on 0411 196 183.