

# Aspirational Villa For Sale

## Australia, New South Wales, Mosman 2088

POA €

### QUICK SPEC

Year of Construction	2018
Bedrooms	6
Half Bathrooms	
Full Bathrooms	6
Interior Surface approx	930 m2 - 10,010 Sqf.Ft.
Exterior Surface approx	1,804 m2 - 19,419 Sqf.Ft
Parking	6 Cars
Property Type	Single Family Home

### TECHNICAL SPECIFICATIONS

Combining five star luxury with family comfort, this classic contemporary designed masterpiece commands sweeping city and harbour vistas from its sprawling 1804sqm estate privately positioned within one of Mosman's most coveted and tightly held neighbourhoods.

In a class of its own, with an internal building area of approx 930sqm, this family home was rebuilt to an impeccable standard with each level linked by a striking Travertine staircase and an internal lift. Unified by its soaring proportions and timeless architecture, a series of oversized concertina doors transport the interiors out to numerous alfresco escapes and loggias. Built to share with family and friends, the lower level entertainment hub with its gymnasium, games room & separate guest accommodation provides easy passage to the heated swimming pool, manicured gardens and more.

A home for now and forever, enjoy effortless everyday glamour with a selection of informal and formal living areas. Spectacular coffered ceilings and crystal chandeliers soar above the formal lounge and dining spaces, the media room is intimately sectioned off from its nearby bar, family room, casual dining and state-of-the-art Calacatta marble kitchen.

Exuding a relaxed sense of sophistication, exceptional craftsmanship and innovation have created a sanctuary of everlasting style overlooking the iconic Sydney skyline.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 6

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 6

- Full Bathrooms -
- Half Bathroom -

## OTHER ROOMS

- Central loggia joining the formal and informal living spaces maximising space and outlook
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## HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Central Furnace

## INTERIOR FEATURES

- Grand formal rooms taking in postcard views with a seamless indoor/outdoor connection
- Individual ducted air-conditioning units, underfloor heating, auto blinds, built-in speakers

- Multiple gas fireplaces throughout living spaces and bedrooms, luxe guest powder roomWalk-in linen press with laundry chute connecting to the lower level family-sized laundry

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## EXTERIOR AND LOT FEATURES

- Green house/garden area
- Eco-Friendly (Green),
- Stone topped built-in barbecue

- Landscaped gardens serviced by an irrigation system
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## POOL AND SPA

- Gas heated 10m wide infinity edge swimming pool

- Spa, sleek glass balustrading

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## LAND INFO

- Lot Size: 1,804 m<sup>2</sup> - 19,419 Sq.Ft

## GARAGE AND PARKING

- Garage Spaces:
- Parking Spaces: 6 cars

## SCHOOL INFORMATION

Education in Australia has a high literacy rate with education free and compulsory between ages 5 and 16:

- Mosman Public School
- Beauty Point Public School
- Middle Harbour Public School
- Sacred Heart Catholic Primary School
- Blessed Sacrament Catholic Primary School

## AMENITIES AND COMMUNITY FEATURES

- Part of an established community close to quality schools, Mosman village, Rawson Oval, harbour beaches and Taronga Zoo, travel into the city with ease by car, bus or nearby ferry transport.

## BUILDING AND CONSTRUCTION

- Living: 930 m<sup>2</sup> - 10,010 Sq.Ft.
- Year Built: 2018
- Location : West
- Topography : Sloping

- Levels or Stories: 3
- Structure Type: Modern
- House Style: Estate
- Furnishing : Furnished
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## OTHERS

- Ocean View
- Panoramic views

## ABOUT THE AREA

Australia, officially the Commonwealth of Australia, is a sovereign country comprising the mainland of the Australian continent, the island of Tasmania, and numerous smaller islands. It is the largest country in Oceania and the world's sixth-largest country by total area.

New South Wales is a southeastern Australian state, distinguished by its coastal cities and national parks. Sydney, its capital, is home to iconic structures such as the Sydney Opera House and Harbour Bridge. Inland are the rugged Blue Mountains, rainforests and outback towns where opals are mined. Along the coastline are long surfing beaches. The Hunter Valley region, in the north, has dozens of wineries.

Sydney, capital of New South Wales and one of Australia's largest cities, is best known for its harbourfront Sydney Opera House, with a distinctive sail-like design. Massive Darling Harbour and the smaller Circular Quay port are hubs of waterside life, with the arched Harbour Bridge and esteemed Royal Botanic Garden nearby. Sydney Tower's outdoor platform, the Skywalk, offers 360-degree views of the city and suburbs.

Mosman is an affluent harbourside suburb where well-heeled locals frequent the boutiques and bistros along Military Road. Chowder Bay is a popular kayaking spot, surrounded by 19th-century buildings and a few chic waterfront restaurants. Families head to Taronga Zoo for native wildlife and to Balmoral Beach for swimming and sandcastles. Bungaree's Walkway is a bushland trail leading to harbour views at Georges Head.