



17 Edwards Bay Road, Mosman

EOI - 4th September 4pm if not sold prior

Tucked away in a private enclave just metres from the iconic sands of Balmoral Beach, this exceptional residence offers a rare opportunity to enjoy luxurious coastal living in one of Sydney’s most coveted neighbourhoods. Architecturally designed and meticulously crafted, this contemporary home is a serene retreat set amidst lush wraparound gardens on a generous 684sqm parcel.

Showcasing filtered views towards Middle Head and a thoughtfully curated layout across two light-filled levels, the residence is tailored for relaxed family living and effortless entertaining. With multiple alfresco terraces, a versatile floorplan, and elegant designer finishes, every element has been designed to elevate your everyday experience.

Property Highlights:

- Architect-designed home spread across two spacious, sun-drenched levels
- Show-stopping 45sqm entertaining deck directly accessed from the main living area – perfect for alfresco dining and gatherings. Electric blinds offers all round protection from the elements
- Formal lounge and expansive open-plan living/dining framed by garden vistas

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| Property ID: | L21051149 |
| Property Type: | House |
| Garages: | 2 |
| Land Area: | 684.0 sqm |

Brendan Warner
0415 223 300
brendan@rhmc.com.au

- Sleek Caesarstone kitchen equipped with premium European appliances
- Four generous bedrooms, including two with luxurious ensuites
- Versatile fourth bedroom ideal as guest accommodation, rumpus, or self-contained retreat with private access
- Stylish bathrooms with frameless showers
- Established landscaped gardens, timber walkways, and tranquil courtyards
- Ducted air conditioning, abundant underhouse storage, and secure double garage
- High ceilings and quality timber and tile flooring throughout

Positioned in the heart of Mosman's exclusive beachside precinct, this home offers a lifestyle of ease and indulgence. Start your day with a swim at Balmoral, or enjoy long lunches at nearby cafés and acclaimed restaurants. All within easy reach of elite schools, bus to the city at door

An exceptional fusion of architectural sophistication and laid-back luxury – just moments from the best Balmoral has to offer