

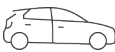




Sensational Designer Residence with Sweeping Water Views

 6  5  4

20 The Grove, Mosman

Contact Agent

In conjunction with Michael Coombs 0424 391 255 – ATLAS

This remarkable residence, set in one of Balmoral’s most prestigious enclaves, redefines luxury coastal living. Designed by Corben Architects, the home rises across four levels, capturing sweeping harbour views through floor-to-ceiling glass and immersing interiors in abundant northern light. Seamless convenience and security are ensured with an 8-person commercial-grade lift and keyless fingerprint entry.

Five generous bedrooms including four on a single level plus a large home office/sixth bedroom, provide versatility for modern living. Expansive indooroutdoor zones form a spectacular backdrop for entertaining, while a striking pool integrates seamlessly with the gourmet kitchen and living areas. A dedicated mezzanine level, accessed directly by the lift, offers substantial storage and utility space, while a sophisticated wine cellar, private fitness studio, and secure 34 car garage complete the lifestyle.

Every detail has been curated for elegance and innovation: KNX home automation controls lighting, climate and blinds, while a Sonos-enabled audiovisual system delivers immersive sound throughout. From its versatile living domains to bespoke leisure amenities, this rare Balmoral sanctuary harmonises light, space, and cutting-edge design – an unrivalled coastal retreat for discerning families seeking the pinnacle of luxury.

Property ID:	L21134342
Property Type:	House
Garages:	4
Land Area:	724.66 sqm

Adrian Bridges  
0414 616 101  
adrian.bridges@mnbrh.com.au

#### Key Features:

- Bespoke chef's kitchen with Sub-Zero fridge, adjoining cool room, commercial Wolf appliances, and butler's pantry with V-Zug steam ovens.
- Mosaic tiled, heated wet-edge pool with an automated cleaning system, and seamless indooroutdoor integration.
- Hydronic floor heating on every level complemented by ducted air conditioning with VRV control in each room for individually tailored comfort.
- Master bedroom with panoramic harbour views, private fireplace, custom walk-in robe, and luxurious marble ensuite.
- Large comms room with integrated linen press, combining practical storage with advanced home connectivity.
- 15.6kW solar power system with 10kW battery storage, integrated comms room and hard-wired network infrastructure.
- Elevated private setting with koi pond entry, side access to garden and pool, and complete absence of overlooking neighbours.