



Elevated luxury & breathtaking views in
'The Balmoral'



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1/40 Almora Street, Mosman

Contact Agent

Why you will love it

Commanding the entire top floor of an exclusive boutique building, this refined residence embodies effortless luxury in a rare, never-to-be-built-out harbourside setting. Designed with enduring elegance and absolute functionality, every inch celebrates space, light, and a serenity that is increasingly hard to find under new zoning conditions across Mosman.

Living spaces flow with sophistication from the premium Miele kitchen to expansive lounge and dining zones warmed by a Real Flame fireplace. Full-height glass invites uninterrupted panoramas stretching across Middle Harbour to Manly, with a grand terrace that becomes the natural heart of every gathering, sheltered by an all-weather vergola.

Each bedroom frames a cinematic outlook and includes a sumptuous ensuite, while the indulgent master wing offers a private sanctuary with dual walk-through robes and a leafy courtyard retreat.

Set gently away from the hustle of Mosman Junction, yet only moments from Balmoral Beach and village pleasures, this is an exceptional value opportunity at the perfect intersection of lifestyle, privacy, and premium liveability. Move-in ready and future-proofed for those who expect more.

Property ID: L39101141

Property Type: House

Building / Floor Area: 183

Garages: 3

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Key features

- Whole-floor residence with direct street access and absolute privacy
- Grand open-plan living and dining with mesmerising water views
- Entertainers' terrace with barbecue kitchen and electric vergola
- Chef's Miele kitchen including 3 ovens, 2 dishwashers, built-in wine fridge and espresso machine
- Palatial master wing with dual walk-through robes, private retreat, and courtyard
- All bedrooms with full ensuites plus a powder room for guests
- Discreet study nook, large internal laundry, abundant custom storage
- Ducted air conditioning, heated tile flooring, integrated Sonos
- Three secure car spaces with automated valet system
- Perfectly positioned between Balmoral Beach and Mosman Village lifestyle amenities

Best suited for:

Downsizers or discerning families seeking an uncompromising lock-up-and-leave residence with forever views, refined finishes, and an ambience far removed from the density and congestion of emerging Mosman precincts.