

**24/40 Stanton Road, Mosman, NSW, 2088**

**Apartment For Sale**

Tuesday, 24 December 2024

24/40 Stanton Road, Mosman, NSW, 2088

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Substantial Luxury Apartment - Walk to Balmoral Beach

. A thoughtfully designed floorplan takes full advantage of the space , open living areas, contemporary interiors, and an expansive outdoor courtyard. Located within a leisurely stroll of the renowned Balmoral Beach, this generously proportioned apartment presents an idyllic beachside lifestyle in the suburbs. This is premium living in the highly regarded and sought-after picturesque Balmoral Slopes locale. Surrounded by established grounds and situated in a beautifully maintained, low-rise security building. This modern, light-filled apartment is defined by house-like proportions offering generous room sizes throughout and comfortable family living. Beautifully presented, this is an ideal proposition for astute professionals seeking low-maintenance living without compromise. The property offers serene gardens with an inviting communal swimming pool and entertaining area for respite. Superbly located with easy access to local shops, Mosman Village and transport routes including express CBD services.

- ☒ Spacious living flowing to a private north facing balcony with views over garden
- ☒ Welcoming entry vestibule with cloak, security access from parking
- ☒ Reverse cycle air-con in living/dining space, ceiling fan in dining & master bed
- ☒ Stunning low-maintenance marble flooring in living areas, carpet in bedrooms
- ☒ Chefs kitchen, marble bench-tops, Miele appliances, dishwasher, ample storage
- ☒ Master bedroom with stylish en-suite bathroom, all bedrooms with built-in robes
- ☒ Family bathroom with full-size bathtub plus shower, separate powder room
- ☒ Internal storage space throughout, convenient sep. internal laundry room
- ☒ Double-tandem undercover secure parking and additional separate storage
- ☒ Walk to all amenities, in coveted Mosman School catchment area
- ☒ Enjoy Chinaman's & Balmoral Beaches only moments by car or a stroll away

Approximate quarterly outgoings:

Levies: \$1,824

Council rates: \$377

Water rates: \$173

TOTAL: \$2,374 per quarter

Auction: On Site, 11:30am Sat, 8 February 2025

Details: Andrew Croll 0409 530 133 or [andrew@croll.com.au](mailto:andrew@croll.com.au)  
[andrew@croll.com.au](mailto:andrew@croll.com.au)

Solicitor: Paul Dabbagh , Pacific Trade Legal : 9159 9033, 9159 9033 (direct), Level 8 / 65 York Street Sydney NSW 2000, [info@pacificttradelegal.com.au](mailto:info@pacificttradelegal.com.au)

A copy of the contract for this property can be downloaded from the Croll Real Estate website

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