

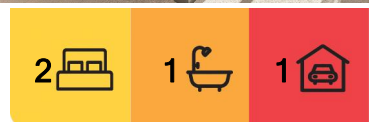


Mosman, 8/15 Moruben Road

Sunlit security apartment with spectacular views

Poised atop the Balmoral Slopes with simply breathtaking views sweeping over the harbour to Manly and the ocean through Sydney Heads, this neat and tidy security apartment presents an inspiring blank canvas from which to craft a modern masterpiece. Showcasing an exceptionally bright and spacious layout plus an enormous northeast terrace basking in sunshine and magical views, its exclusive lifestyle setting is a short stroll from Bridgepoint, Mosman Village and Balmoral Beach.

- *An idyllic renovation opportunity for executives or downsizers
- *Views over yacht-sprinkled Balmoral Bay to Grotto Point
- *Gaze to Manly Village, majestic North Head and the ocean
- *Prized northeast corner setting, third floor with lift access
- *Bright open living space with a dining area and water views
- *Easy flow to a vast covered northeast balcony with panoramic views
- *Tidy near original kitchen plus a modernised full bathroom



For Sale
Contact Agent

View
ljhooker.com.au/18XHF78

Contact
Tim Wirth
0421 997 845
tim@ljhseaforth.com.au

Dani Rundle
0431 615 911
dani@ljhseaforth.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Seaforth
(02) 9948 7080

- *Large main bedroom with built-ins and views opens to terrace
- *Internal laundry, full brick, high ceilings and air conditioning
- *Immaculate building of only 11, manicured lawn and gardens
- *300m from B-Line buses to the city and Northern Beaches
- *400m to Spit Junction and Bridgepoint shopping centre
- *Seven minute wander to Mosman Village or Balmoral Beach
- *Lock-up garage plus a storage cage, covers 95 sqm on title

More About this Property

| | |
|----------------------|-------------------|
| Property ID | 18XHF78 |
| Property Type | Apartment |
| Land Area | 95 m ² |

Tim Wirth 0421 997 845

Principal | tim@ljhseaforth.com.au

Dani Rundle 0431 615 911

Sales Associate | dani@ljhseaforth.com.au

LJ Hooker Seaforth (02) 9948 7080

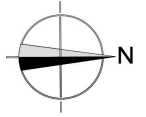
553 Sydney Road, SEAFORTH NSW 2092

seaforth.ljhooker.com.au | seaforth@ljhseaforth.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Seaforth
(02) 9948 7080



8/15 Moruben Road, Mosman

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

 **LJ Hooker**
Seaforth

Produced by **DIAKRIT**

 **LJ Hooker**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Seaforth
(02) 9948 7080