



105 Mona Street, Auburn

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Luxury Living with Income Potential | Near-New Residence with Private Granny Flat

AUCTION

Sat 7th Mar @ 10:30AM

VIEW

Sat 21st Feb @ 2:15PM - 2:45PM

AGENTS

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Positioned opposite picturesque parklands, this near-new brick two-storey residence at 105 Mona Street, Auburn is a statement of quality, space, and contemporary luxury.

Thoughtfully designed with premium inclusions and a well-proportioned layout, this home delivers outstanding comfort for families and an exceptional opportunity for investors alike.

The ground floor welcomes you with a formal entry and a versatile sitting room or study, ideal for working from home. A generous bedroom with built-in robe and a beautifully appointed full bathroom provides flexibility for guests or extended family. Tiled flooring flows throughout, leading to the heart of the home - a stunning kitchen featuring stone benchtops, quality appliances including SMEG oven and microwave, and a fully equipped butler's pantry with secondary cooking facilities and sink. A dedicated storage room which can also be utilised as an office or optional bedroom if required. Separate dining and family living areas seamlessly connect to a spacious alfresco entertaining zone, perfect for relaxed indoor-outdoor living.

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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Upstairs offers four large bedrooms, including a luxurious master suite complete with walk-in robe, balcony and ensuite. A stylish main bathroom engineered timber flooring, ample storage cupboards, and an abundance of natural light complete the upper level.

Additional features include custom-designed lighting throughout, ducted air conditioning, alarm system, and quality finishes that enhance both comfort and style.

Adding further value, the property includes a fully self-contained two-bedroom granny flat located at the rear of the block with its own private access. Currently achieving \$680 per week, it is ideal for in-laws, extended family, or as a strong rental income stream.

Notable features include:

- Views to picturesque parklands opposite
- Approved, private self-contained two bedroom granny flat at the rear
- Main residence with a generously proportioned layout across two levels
- Designer kitchen complete with a breakfast bar, quality appliances including Smeg oven and gas cooking
- Fully equipped butler's pantry with secondary cooking appliances and sink
- Five oversized bedrooms, each with built-in robes for ultimate comfort
- Main bedroom with walk in wardrobe, ensuite and balcony
- Three luxurious bathrooms with high-end finishes including ensuite
- Separate living and dining areas that seamlessly flow onto an alfresco area
- Contemporary inclusions such as ducted air conditioning, double lock-up garage, engineered timber flooring and custom designed lighting throughout
- Granny flat currently leased at \$680.00 per week.

Set in a central location with tranquil parkland views, the residence is within easy reach to primary & high schools along with transport and shops. This exceptional home combines luxury living with versatility and investment appeal.

A rare opportunity not to be missed.

Please Note: Some images have been digitally modified to include virtual furniture.

MORE DETAILS

Property ID 2GRZF9E
Property Type House
Land Area 490.528 m2
Including
Ensute
Study
Air Conditioning
Toilets (4)
Alarm
Built-in-Robes
Area Views
Car Parking - Surface
Kitchenette



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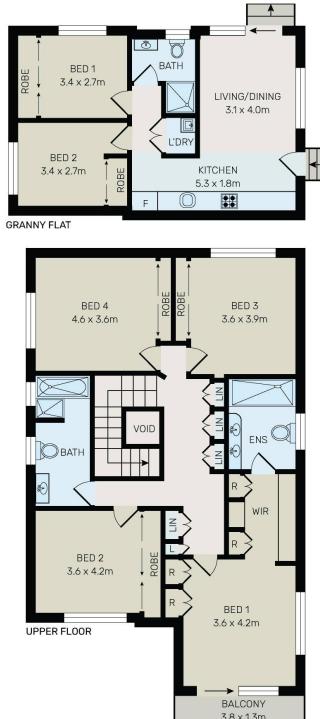
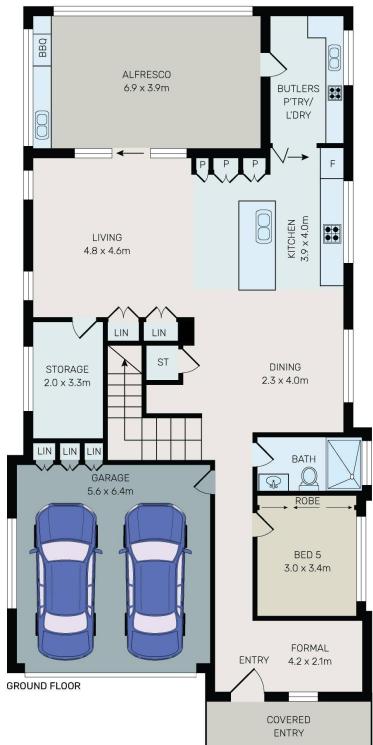
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