



105 Mona Street, Auburn

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

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.

7 4 2

### AUCTION

Sat 7th Mar @ 10:30AM

### VIEW

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

### AGENTS

Paulette Ghaleb  
0408 888 810  
paulette.ghaleb@ljhooker.com.au

Mo Nazari  
0426 006 001  
moein.nazari@ljhooker.com.au

### AGENCY

LJ Hooker Parramatta | Granville |  
Guildford | Merrylands  
(02) 9637 8555

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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	Ensuite
	Study
	Air Conditioning
	Toilets (4)
	Alarm
	Built-in-Robes
	Area Views
	Car Parking - Surface
	Kitchenette

**Paulette Ghaleb 0408 888 810**

Area Specialist | [paulette.ghaleb@ljhooker.com.au](mailto:paulette.ghaleb@ljhooker.com.au)

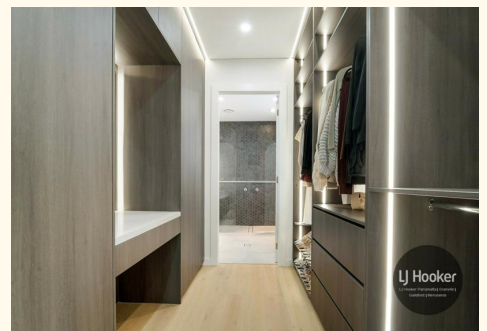
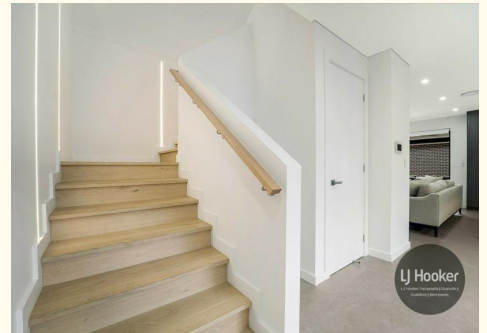
**Mo Nazari 0426 006 001**

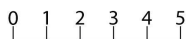
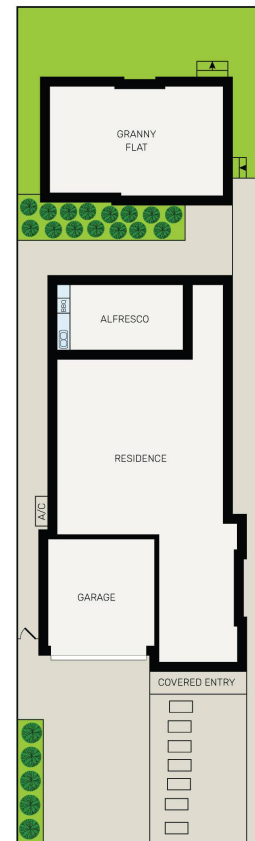
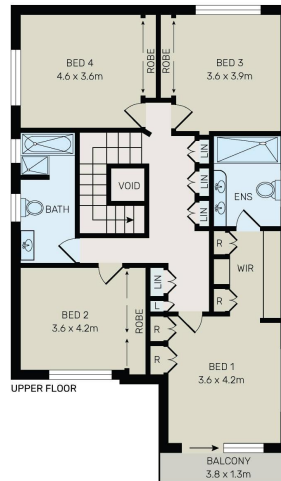
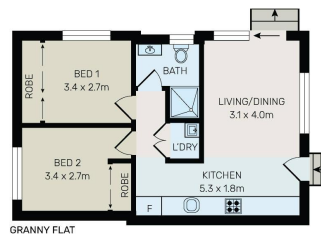
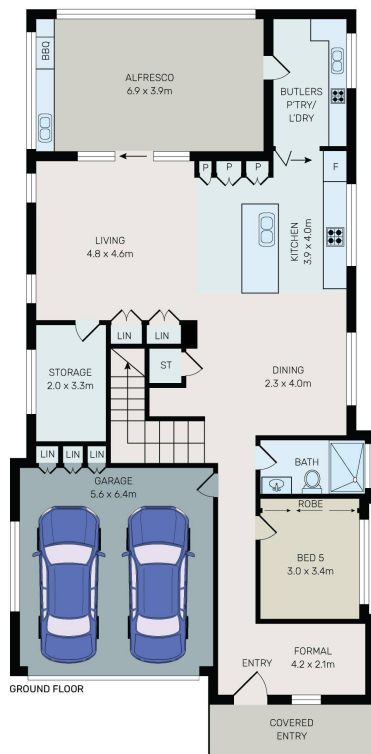
Sales Associate to Paulette Ghaleb | [moein.nazari@ljhooker.com.au](mailto:moein.nazari@ljhooker.com.au)

**LJ Hooker Parramatta | Granville | Guildford | Merrylands (02) 9637 8555**

42 South Street, GRANVILLE NSW 2142

[granville.ljhooker.com.au](mailto:granville.ljhooker.com.au) | [granville@ljhooker.com.au](mailto:granville@ljhooker.com.au)





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