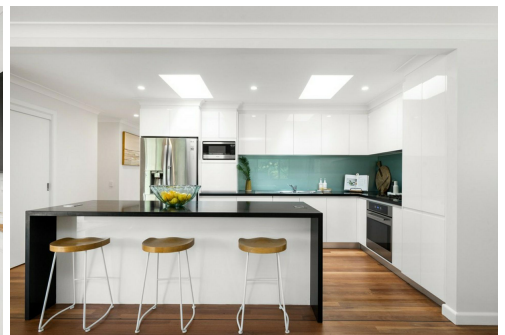
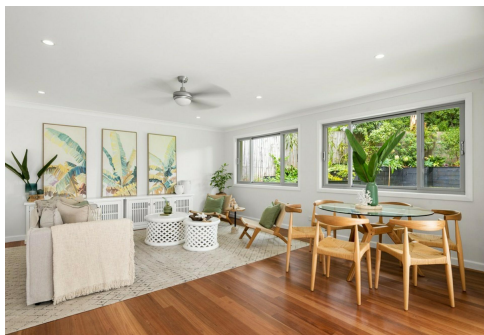




Bayview, 22 Beaumont Crescent

Effortless Bayside Living, Supreme Family Comfort On 700sqm

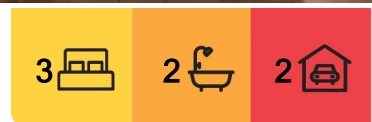
In a prestigious blue-ribbon cul-de-sac, this stylish family sanctuary boasts contemporary interiors, a sunlit north aspect and a lush green setting as its standout features. Revel in the quality and functionality of the light-filled interiors, seamlessly spread across a beautifully proportioned single-level design that provides numerous spaces for family gatherings and peaceful retreats.

This residence harmoniously connects with the outdoors, transforming into a private entertainer's haven. An all-season alfresco setting and expansive lawns, surrounded by landscaped gardens, create an idyllic retreat. The serene ambiance is ready to be enjoyed, offering ample space for a pool and accommodating campervans, boats, or trailers, making day-to-day living a delightful experience.

Features Include:



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.



For Sale
\$2,775,000

View
ljhooker.com.au/198EG5W

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(02) 9979 1111

- Effortless indoor and outdoor integration via bi-fold doors
- Free-flowing living and dining area, separate family/tv room
- Streamlined stone crafted island kitchen rests at the social heart
- Stainless steel oven and Kleenmaid gas cooktop, generous cupboards
- Peaceful bedrooms with built-ins, main has ensuite and garden access
- Designer fully tiled bathrooms, functional laundry, gas hot water
- All-weather outdoor terrace ideal for large and intimate scale gatherings
- Large child-friendly level lawn with plenty of space to play in the sunshine
- Freshly painted, newly sanded Blue Gum floors add warmth and texture
- Room for a pool or granny flat and easy access for construction (STCA)
- Double garage with storeroom and plumbing for a bathroom and laundry
- Additional off-street parking to accommodate a boat, trailer or campervan

Situated in close proximity to waterfront reserves, Flying Fox Café, and Pittwater High School, with Mona Vale shops and surf beaches just moments away, this property combines convenience with elegance.

Water rates \$171.41 per quarter
Council Rates \$2056.69 per annum

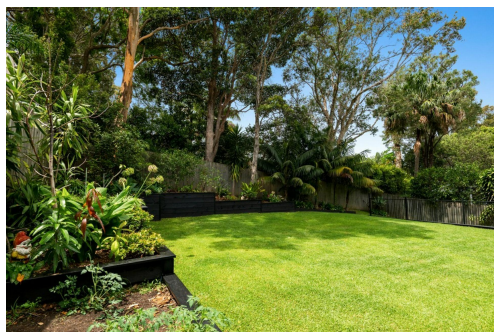
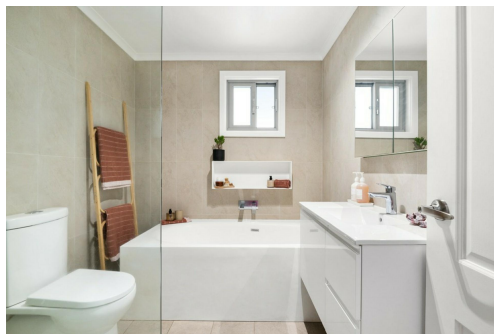
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More About this Property

Property ID	198EG5W
Property Type	House

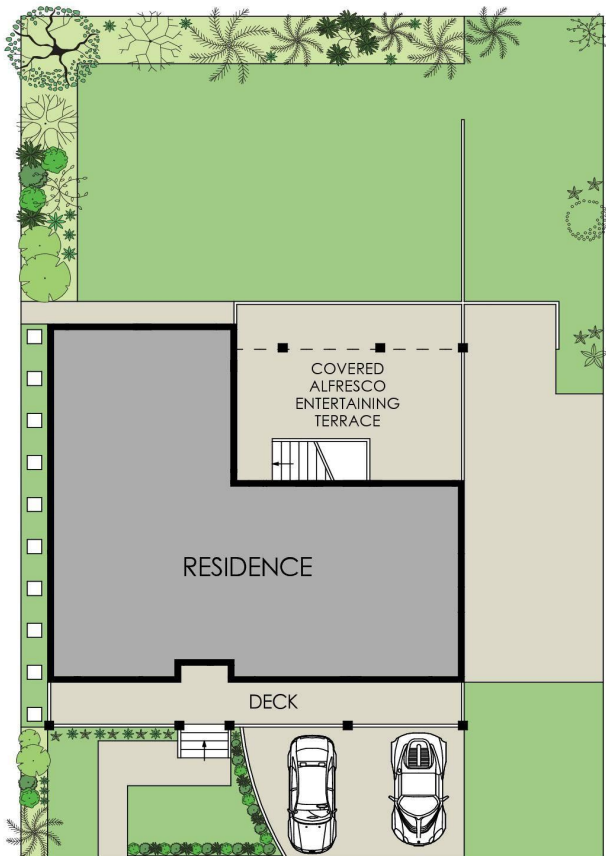
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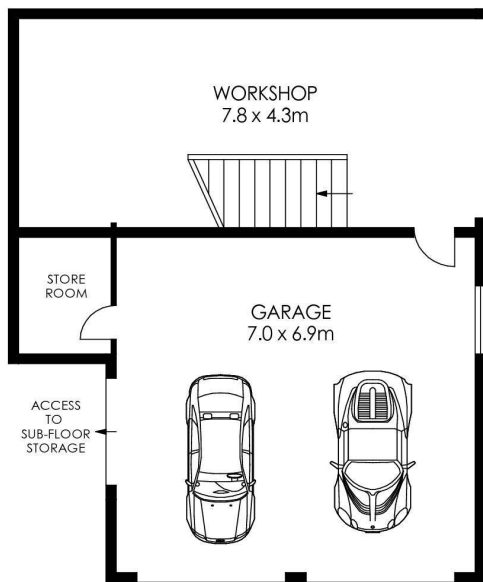


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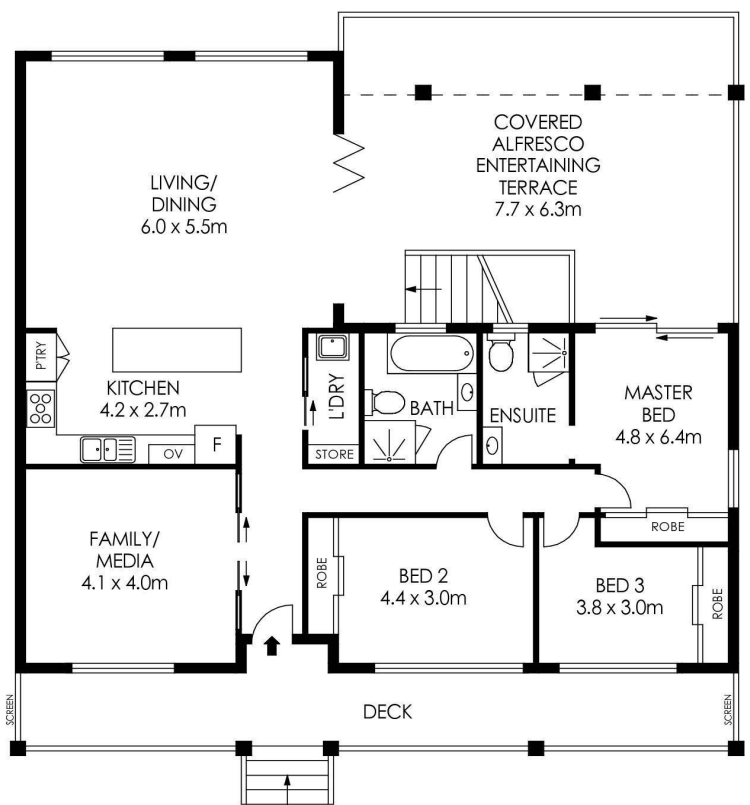


SITE PLAN
(NOT TO SCALE)



APPROX. INTERNAL AREA = 126 m²
 APPROX. EXTERNAL AREA = 48 m²
 TOTAL = 174 m²
 LAND SIZE = 593 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



22 Beaumont Crescent, Bayview

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