



## Great Mackerel Beach, 22 Monash Avenue

### Beautiful Retreat - Tranquil Slice of Unspoilt Paradise

Surrounded by lush level lawns and a natural landscape backing onto a sandy creek, 22 Monash Avenue, Great Mackerel emulates a rare peace and tranquility that can only be found at this off-shore paradise.

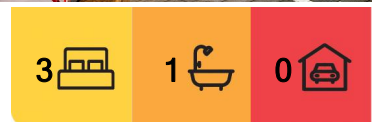
Located less than 250m level walk from the sparkling shores of Pittwater, this Mackerel Beach home is perfectly located to enjoy all the natural beauty and surrounds Great Mackerel has to offer.

The sprawling back deck connects the serene landscape to the rich and warm open plan living, dining and kitchen.

Built for ease of use over one level, the house is a comfortable full-time residence or perfect holiday home, both ideal when you want to escape the city life, whether for a long break, or only temporarily.



**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**  
Contact Agent

**View**  
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**LJ Hooker Palm Beach**  
(02) 9974 5999

The property features beautiful timbers emitting warmth and character throughout this 3-bedroom residence.

Fitted out with quality fixtures and fittings throughout, featuring Miele kitchen appliances and Bosch washer and dryer.

Hassle-Free Living: Fully furnished and fitted out - dive straight in to relaxation. Available walk-in, walk-out with the added convenience to begin your new life seamlessly.

Absolutely perfect as is whilst offering superb versatility to further enhance the property by adding a second story to capture Pittwater and Ocean views (STCA)

Welcome to 22 Monash Avenue, Great Mackerel Beach.



## More About this Property

<b>Property ID</b>	BAHF6Z
<b>Property Type</b>	House
<b>Land Area</b>	670 m <sup>2</sup>

### BJ Edwards 0420 304 140

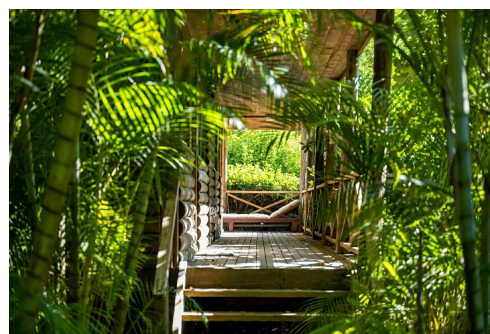
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### David Edwards 0415 440 044

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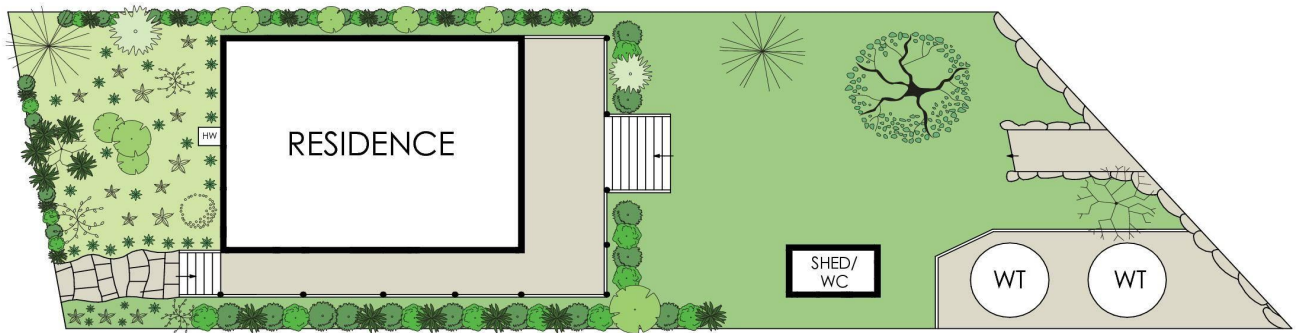
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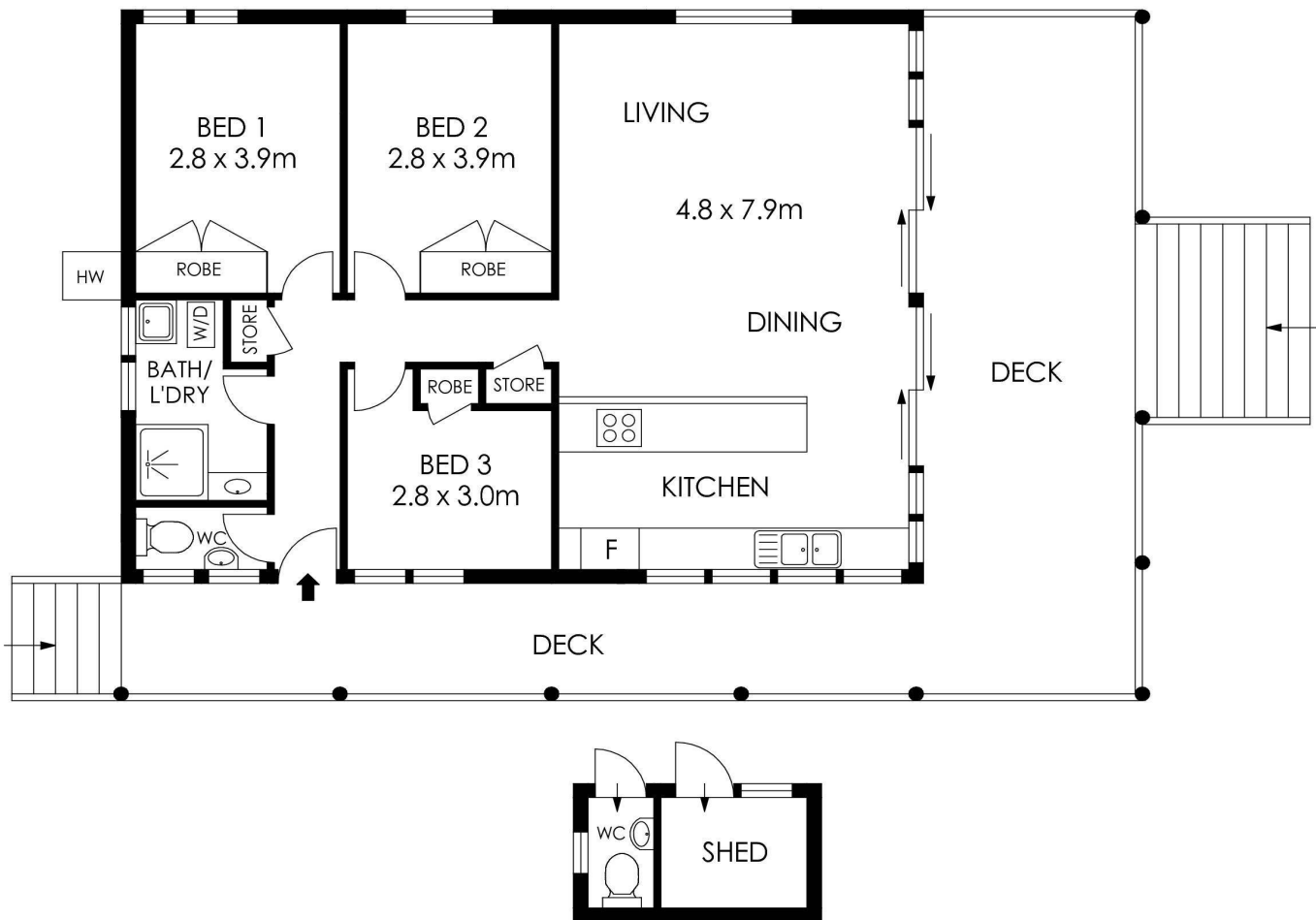


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**SITE PLAN**  
(NOT TO SCALE)



APPROX. INTERNAL AREA = 84 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 46 m<sup>2</sup>  
 TOTAL = 130 m<sup>2</sup>  
 LAND SIZE = 670 m<sup>2</sup>



## 22 Monash Avenue, Great Mackerel Beach

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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