



10 Old Samuel Street, Mona Vale

## Family Flexibility Meets Investment Appeal + Dual Residences

Nestled in a quiet leafy enclave of Mona Vale, this exceptional dual residence delivers generous proportions, versatility and outstanding liveability. Designed for effortless multi-generational living or premium income potential, both dwellings offer contemporary comfort across two levels.

Impeccably presented with timeless coastal finishes, warm and inviting living spaces and leafy outlooks through almost every window. Both homes enjoy their own private backyard, with level lawn and framed by established landscapes, perfect for relaxed family life and entertaining. With oversized double lock up garaging, open plan living spaces and generous bedrooms, practicality meets comfort in a setting that feels peaceful and private.

10a :

- Entry foyer and hallway offer wide proportions and welcoming entrance
- The living and dining room is spacious and open plan, enjoying leafy private outlooks and effortlessly integrates with the kitchen

6 2 4

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Mona Vale  
(02) 9979 8000

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

LJ Hooker

- Gourmet kitchen with gas cooking, stone bench tops, huge island bar for casual meals and extra large pantry
- Seamless indoor/outdoor integration, the outdoors offers a spacious entertainers deck and a perfectly level lawn and private outlook. A wonderful space for family life and year round entertaining options, secure for kids and pets to enjoy with room for a pool (STCA)
- Three spacious bedrooms upstairs, two with built in robes. The master bedroom with walk in robe and access to the bathroom. All bedrooms offer leafy private outlooks and plenty of natural light
- Family bathroom on bedroom level with separate bath and shower is pristine. Also a w/c on entry level
- Huge double lock up garaging with room for small workshop and storage
- Study nook and internal laundry

Potential Rental Estimate : \$1,450-\$1,500 per week

10b:

- Open concept living and dining is well proportioned and effortlessly extends to the private outdoors with entertaining deck and level lawn framed by mature landscapes
- Pristine kitchen with stone bench tops, gas cooking and island bar
- Upstairs are three generous bedrooms, one with a built in robe and the master bedroom with walk in robe and access to the bathroom. All bedrooms offer plenty of sunlight and tranquil private outlooks
- Family bathroom is meticulously maintained with a separate bath and shower. Powder room on entry level to service guests
- Internal laundry
- Double lock up garaging is spacious and offers room for storage

Potential Rental Estimate : \$1,450-\$1,500 per week

Tucked away in a tree-lined street capturing the best of both worlds, peaceful leafy setting while offering unbeatable convenience. Enjoy being just moments to Mona Vale Village, parks and walking trails. Minutes to local schools and public transport including B-Line, an array of surf beaches and golf courses.

Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

## MORE DETAILS

Property ID	2W3JF6K
Property Type	House
Land Area	677 m2
Including	Air Conditioning Deck Outdoor Entertaining Liveability

### Marco Cimino 0424 333 523

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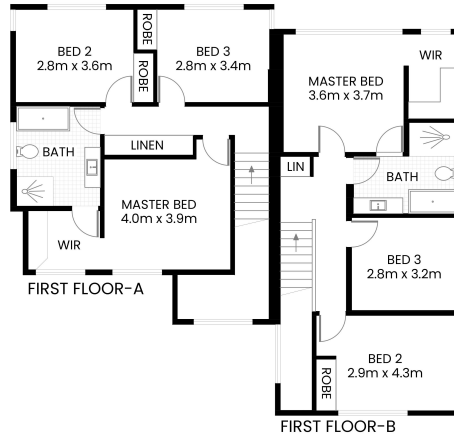
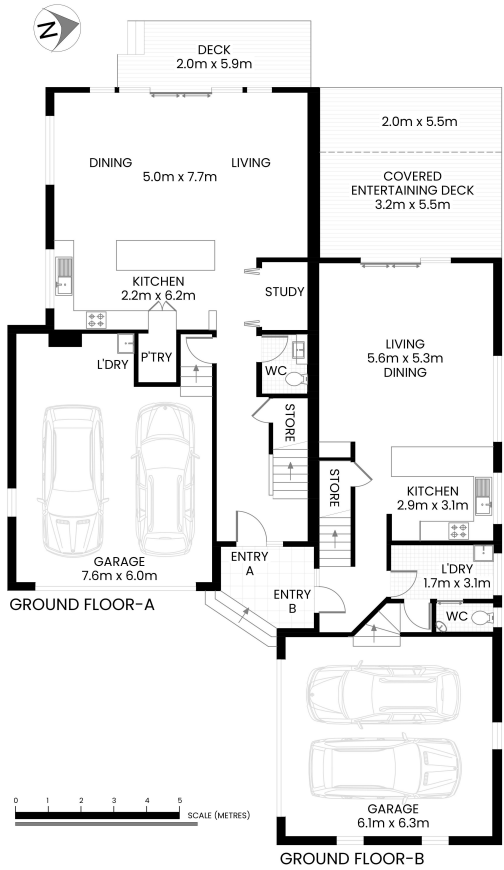
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Mona Vale  
10 Old Samuel Street

RESIDENCE-A AREA 185m<sup>2</sup> APPROX.  
RESIDENCE-B AREA 160m<sup>2</sup> APPROX.

TOTAL AREA 345m<sup>2</sup> APPROX.



SITE PLAN



The site plan and floor plan are not to scale; measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquire. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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