

114 Barrenjoey Road, Mona Vale

Style and Flexibility: Two Homes on One Title

It's the magic that happens when a smartly renovated home is designed with a focus on versatility and style —everything suddenly clicks into place for effortless beachside living; add to that a contemporary two-bedroom granny flat with a 1,043sqm (approx.) landholding and you've got one terrific offering and tremendous flexibility, now and down the road.

This is a home that puts family front and centre with a well-zoned floorplan for parents and kids; fully renovated in 2022, there are generous open plan living areas on both levels opening to covered decks, fenced level lawns and a sunlit pool. The deluxe kitchen is another prime gathering spot, as is the handy kitchenette in the family room; all bedrooms include built-in or walk-in wardrobes, including the lovely primary suite, while custom-designed storage space is located throughout the home.

The granny flat sits at the front of the property, with the main house tucked well back from the road; ideal for multi-generational families or as a fulltime rental, the flat is DA approved, providing a solid income stream for the new owners. With a tandem drive-thru garage and ample off street parking, there's plenty of room for either boat or

6 4 2

FOR SALE
Guide $2.5m

VIEW
Sat 7th Nov @ 9:30AM - 10:00AM

AGENTS

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caravan, while the beach, village and buses are all within a short walk out the door.

- Two homes on one title; flexibility now and for years to come
- Vast, 1,043sqm (approx.) parcel, main home quietly set at rear of the property
- Fully renovated interiors; beautifully zoned for family functionality
- Open plan with two living areas and kitchenette on the upper level
- Sheltered deck or terraces on each floor; level lawns and sunlit pool
- Designer kitchen features an induction cooktop and superb storage
- Three contemporary bathrooms, all include underfloor heating
- King-sized primary suite with walk-in robes; BIRs in additional bedrooms
- Modern two-bedroom granny flat with private deck, full kitchen
- DA approved flat with solid income stream
- Drive-thru tandem garage; ample off street parking for boat/caravan
- Steps to Mona Vale Basin, village centre and city-bound bus transport











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MORE DETAILS

Property ID	X8AF58
Property Type	House
Land Area	1043 m2

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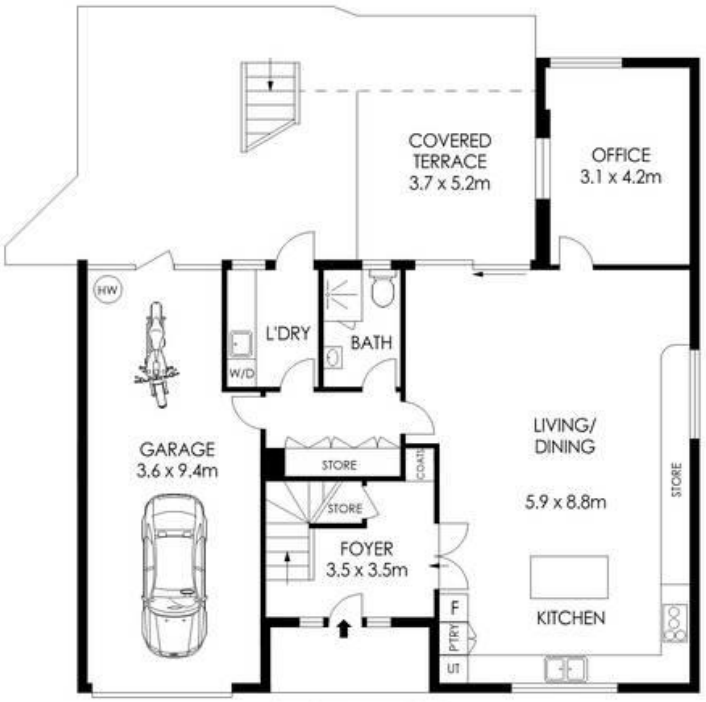
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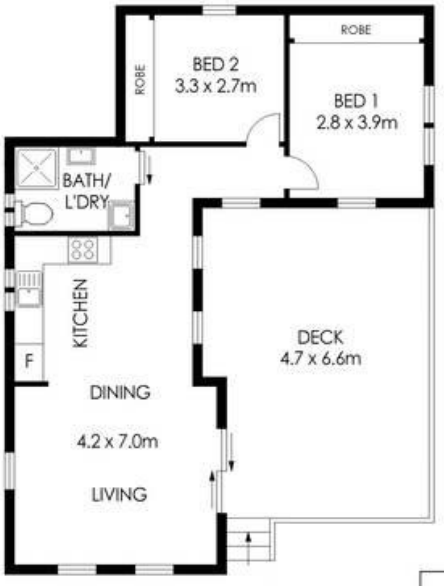
FIRST FLOOR



SITE PLAN
(NOT TO SCALE)



GROUND FLOOR



GRANNY FLAT

APPROX. INTERNAL AREA	=	293 m²
APPROX. EXTERNAL AREA	=	118 m²
TOTAL	=	411 m²
LAND SIZE	=	1043 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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