



17 Hillcrest Avenue, Mona Vale

Unique Beachside Opportunity - Large Parcel with Pool + 2 Bedroom Granny Flat

Occupying a substantial 1,550sqm in Mona Vale's exclusive Hillcrest Avenue enclave, this rare opportunity enjoys a coveted coastal position leading directly to an oceanfront headland reserve, creating a truly unique lifestyle offering.

Bathed in sunshine and beautifully presented, this substantial residence has been thoughtfully designed to suit every stage of family life - from young families to those with teenagers, and even multi-generational living with the addition of a self-contained two bedroom granny flat. The main residence features a functional floorplan with generous interiors and an abundance of natural light, creating a warm and welcoming family haven. Adding to the versatility is a separate studio, ideal as a teen or parent retreat, or even a private work from home space.

Designed for seamless year round entertaining, the expansive alfresco terrace captures leafy district views and overlooks the sparkling in ground pool and spa. Beyond, the generous, sprawling lawn offers abundant space for children and pets to enjoy, creating an

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FOR SALE
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LJ Hooker

outdoor setting that effortlessly combines relaxed family living with an inviting atmosphere for entertaining.

Perfectly positioned in a premier and highly desirable beachside pocket, this family home is just a short stroll to the sand and surf of stunning Mona Vale beach and basin, local cafes, restaurants and picturesque walking trails. With the village hub, schools and public transport including B-Line close by, it offers the perfect balance of relaxed Northern Beaches charm and the exclusivity of this sought after enclave.

- Large 1,550sqm parcel with a sunny aspect that allows for natural light to filter throughout the home
- Separate and located well away from the main home is an approved 2 bedroom granny flat with spacious deck and private lawn, perfect for multi generational living or a lucrative additional income opportunity
- Spacious and open plan, the living and dining is beautifully enhanced by floor to ceiling windows and sliding doors, thoughtfully designed to frame leafy district views and allow for plenty of natural light. Seamlessly integrating with the kitchen, it offers the perfect space for entertaining family and friends
- Immaculate kitchen with gas cooking, ample cupboard space, stone bench tops and breakfast bar dining
- Effortless indoor to outdoor connection, opening out to the covered entertaining terrace overlooking the pool and offers endless district views, perfect for the avid entertainer and equally suited for family life
- Sizeable lawn is fenced and secure for kids and pets to enjoy while also offering plenty of scope to add value
- Four spacious rooms, most with built in robes and two with ensuites. Large master bedroom opens to a huge sun drenched terrace
- Family bathroom on upper level with powder room on entry level to service guests
- Bonus studio on lower level is a fantastic versatile space for guests, parent or kids retreat. Equipped with wet bar, bathroom and separate outdoor access
- Double carport and storage throughout

With its poolside haven, versatile granny flat and enviable position on one of Hillcrest Avenue's largest blocks, this is a rare chance to secure the ultimate beachside lifestyle.

Disclaimer:

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MORE DETAILS

Property ID 2WB6F6K
Property Type House
Land Area 1550 m2
Including Study
Pool
Deck
Outdoor Entertaining
Built-in-Robes
Fully Fenced
Solar Panels
Liveability

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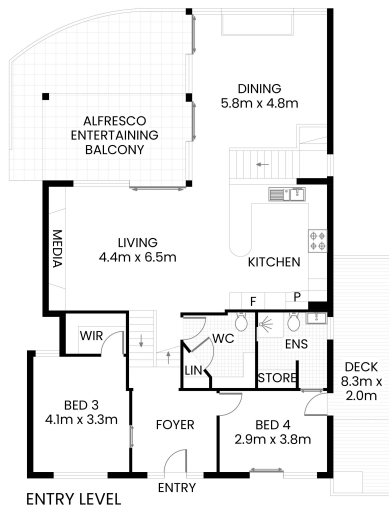
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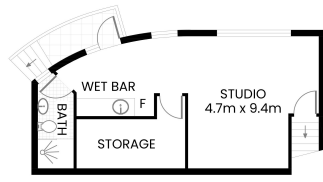
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SITE PLAN



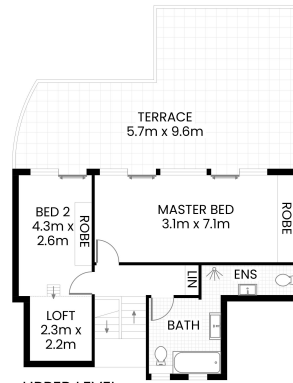
ENTRY LEVEL



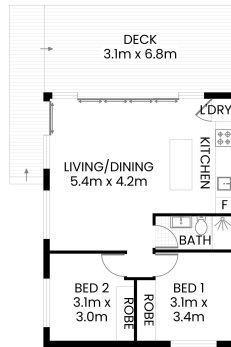
LOWER LEVEL



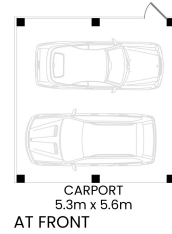
L'DRY/
PUMP ROOM



UPPER LEVEL



GRANNY FLAT - AT REAR



CARPORT
5.3m x 5.6m
AT FRONT

Mona Vale 17 Hillcrest Avenue

RESIDENCE INTERNAL AREA 245m² APPROX.
RESIDENCE EXTERNAL AREA 97m² APPROX.
CARPORT AREA 33m² APPROX.
GRANNY FLAT INTERNAL AREA 56m² APPROX.
GRANNY FLAT EXTERNAL AREA 29m² APPROX.

LOT SIZE 1550m² APPROX.



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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