

## Mona Vale, 2 Hallstrom Place

### Super Sized Family Home on Prized Corner Position

Superbly positioned in one of Mona Vales most conveniently cul-de-sacs on a near level 720sqm sunny block. This large architecturally designed home is perfect for a growing or blended family needing extra space to spread their wings. Showcasing wonderful street presence with a classical double storey design and solid brick construction, the home offers multiple living and entertaining spaces, large bedrooms and excellent parking right in the heart of Mona Vale village.

- \* Versatile floorplan - 5 or 6 bedrooms includes guest suite or in law accommodation on the lower level
- \* Teenager paradise - 3 queen sized bedrooms with walk in robes and ensuites, plus two more with built in robes
- \* Master bedroom has walk in robe and ensuite plus the 6th bedroom is currently used as a parent's retreat
- \* Contemporary granite kitchen with breakfast bar and gas cook-top overlooks the back



**For Sale**  
When Size Matters - Guide \$2.75M

**View**  
[ljhooker.com.au/2VQ7F6K](http://ljhooker.com.au/2VQ7F6K)

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**LJ Hooker Mona Vale**  
**(02) 9979 8000**

**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.

yard

\* Multiple zones for relaxed family living; excellent choice of formal and casual living and dining areas

\* Large alfresco entertaining area is bathed in natural sunlight with level manicured lawns and gardens, plenty of room to add a pool (S.T.C.A)

\* Complete with triple lock up garage plus more off street, alarm, vacuum systems, zoned reverse cycle air conditioning and 20 solar panels for dramatically reduced power bills

\* Prime redevelopment area- The proposed new NSW government low and mid-rise housing reforms suggest a STRATA SUBDIVISION may be possible because of the R2 Zoning within 400m of the town center (seek advice from a town planner)

Take the short cut and stroll to Pittwater's foreshore reserve and the Flying Fox Park. Easy 3 minute walk into Mona Vale Village and B-Line, choice of excellent cafes just down the road and only a 7 minute walk to the beach or Bayview & Mona Vale Golf Clubs.

Council Rates: \$2,632 pa

Water Rates: \$172.79 pq

Disclaimer:

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## More About this Property

<b>Property ID</b>	2VQ7F6K
<b>Property Type</b>	House
<b>Land Area</b>	720 m2

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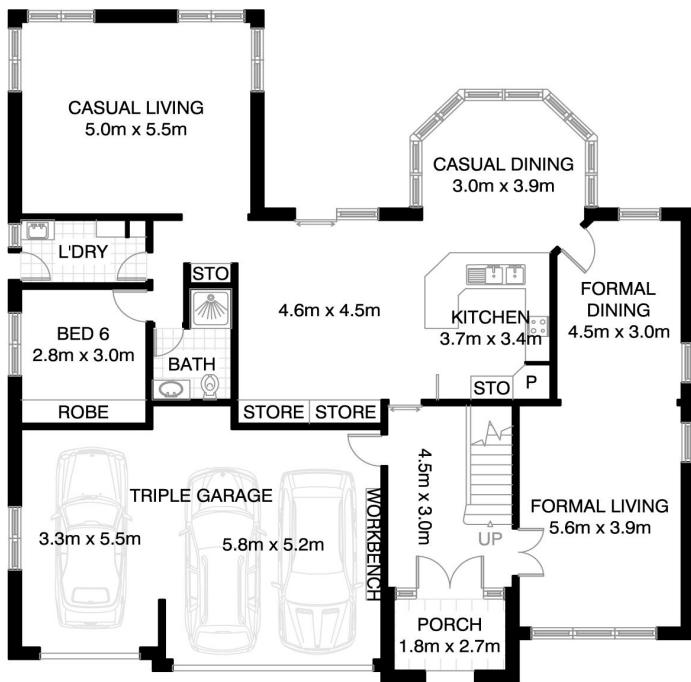
3/18 Bungan Street, MONA VALE NSW 2103

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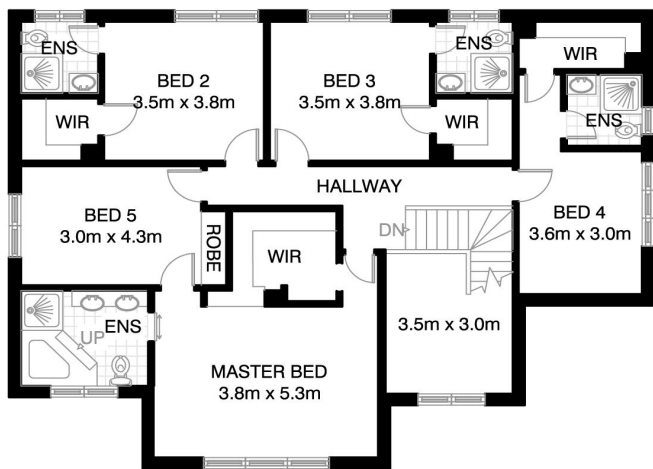


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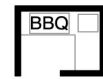
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**GROUND FLOOR**

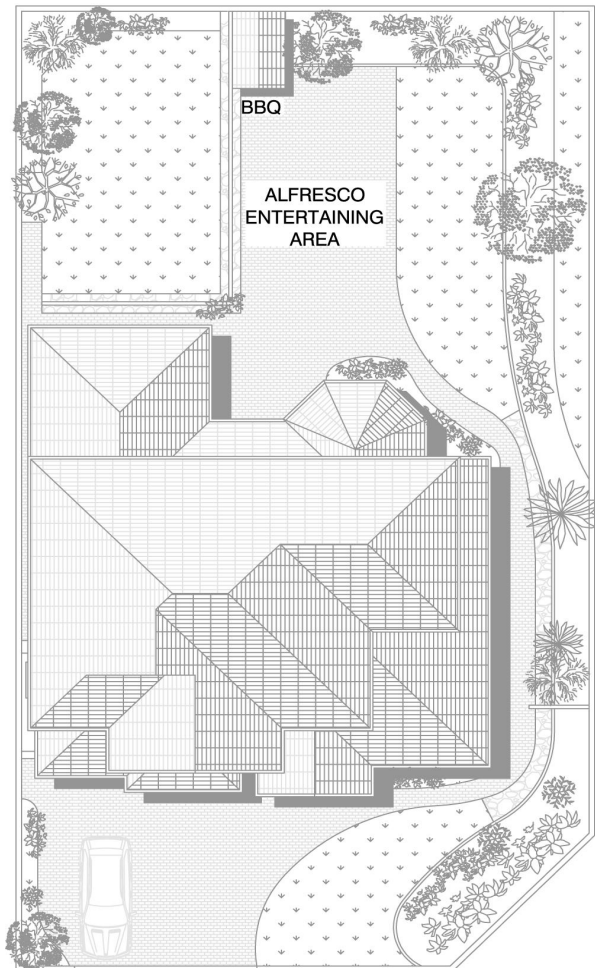


**FIRST FLOOR**



BBQ AREA  
1.9m x 1.5m

AT REAR



**SITE PLAN**

# MONA VALE 2 HALLSTROM PLACE

\*INTERNAL FLOOR AREA APPROX 295m<sup>2</sup>



\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

Floor plan supplied by V-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only.

Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.



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