



Mona Vale, 22 Whipbird Circuit

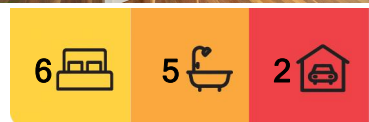
SOLD Off Market by Marco Cimino 0424 333 523

Exceptional Family Residence

Defined by its expansive interiors, soaring ceilings and endless offering of picturesque leafy outlooks, this architecturally designed family home commands a generous parcel and is situated on a whisper quiet street within a well-established family community.

Designed for a growing family with contemporary comforts, generous proportions and effortless functionality throughout. Boasting a generous two bedroom granny flat that will suit many families alike and can serve as guest accommodation, teen retreat or provide additional income. Centrally located within minutes to Mona Vale Village shops, schools, public transport and popular beaches.

* Contemporary light and airy interiors complemented by high ceilings, stunning spotted gum timber flooring and an array of large glass windows allowing an abundance of natural



For Sale
Exceptional Family Residence

View
ljhooker.com.au/2W29F6K

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light throughout whilst enjoying a desired north to rear aspect

- * Harmonious flow through a traditional floorplan that offers appropriate separation from living and entertaining to the bedrooms
- * Two bedroom granny flat with built in robes, kitchen and balcony, separately metered and providing an additional income
- * Free flow living and dining offering absolute seamless connection to the expansive entertaining deck via large glass sliding doors. Enjoy entertaining year round with full view of yard, fully secure for kids and pets
- * Stunning in ground lap pool, gas heated with swim jets
- * Immaculate gas kitchen offering an array of Miele appliances, integrated fridge and dishwasher, Ceaserstone benchtops and extra large island bench
- * Four large bedrooms, three with built in robes and one with its own ensuite. All with access to sunny balconies and filled with natural light
- * Master bedroom with ensuite and walk in robe
- * Family bathroom conveniently located on bedroom level with additional powder room to service guests
- * Terrific and spacious home office or media room. Can also be used as fifth bedroom
- * Double lock up garaging with additional space for parking
- * Fully ducted air conditioning, ceiling fans, louvre windows, internal laundry with outdoor access

Disclaimer:

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More About this Property

Property ID 2W29F6K

Property Type House

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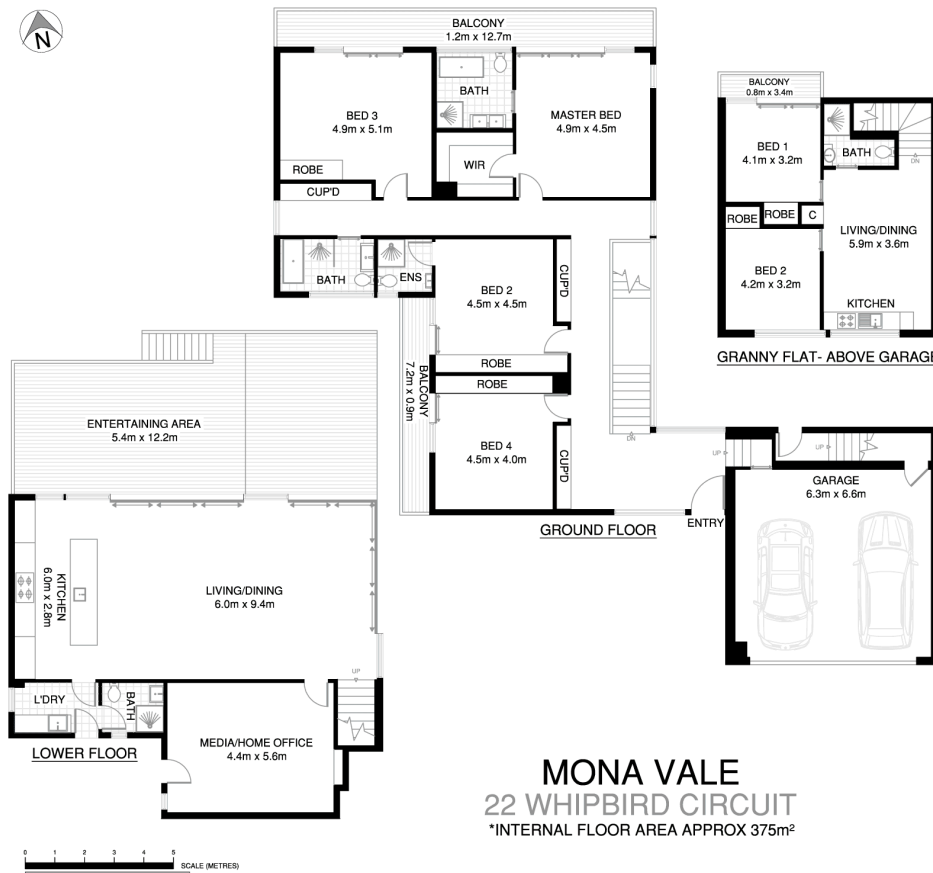
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MONA VALE
22 WHIPBIRD CIRCUIT
*INTERNAL FLOOR AREA APPROX 375m²



SITE PLAN

*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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