







26 Government Road, Mona Vale

Spacious Family Home with North Facing Backyard and Exciting Potential

Positioned in an exceptionally convenient location just moments from the heart of Mona Vale, this family residence offers a wonderful combination of space, comfort and exciting future potential.

Bathed in natural light, the home enjoys a warm and welcoming atmosphere, with generous living spaces flowing effortlessly to outdoor entertaining areas and a sun soaked north facing backyard. Set on a substantial 697sqm parcel, the home is immediately liveable, presenting an outstanding opportunity to move straight in and enjoy, while offering plenty of scope to further enhance, personalise and capitalise on its highly desirable location.

- Light filled open plan living and dining area flowing effortlessly onto two outdoor decks, including a sun soaked north facing deck overlooking the backyard
- Sleek contemporary kitchen featuring quality appliances, ample cupboard space and an abundance of natural light
- Three well proportioned bedrooms on the upper level, two with built in wardrobes, serviced by a family bathroom presented in pristine condition

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.

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FOR SALE
Prized Aspect & Packed with Potential

VIEW
Sat 7th Nov @ 11:30AM - 12:00PM

AGENTS
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AGENCY
LJ Hooker Mona Vale
(02) 9979 8000

LJ Hooker

- Versatile entry level fourth bedroom or rumpus room with adjoining study, ideal for growing families or those seeking additional living space
- Lower level opens onto an expansive covered entertaining deck, seamlessly connecting to the generous backyard
- Spacious, gently sloping north facing backyard offering plenty of room for children to play, with exciting potential to further landscape, add a swimming pool or create your dream outdoor entertaining haven (STCA)
- Additional bathroom and laundry on the lower level with convenient external access
- Double lock up garage featuring a rear roller door providing direct access through to the backyard

Combining solid construction, a desirable north facing aspect and an exceptionally convenient location, this is a wonderful opportunity for families, renovators and buyers looking to secure a home with genuine future potential. Enjoy easy access to Mona Vale Village's vibrant selection of shops, cafés, restaurants and everyday amenities, along with local schools, public transport and beautiful beaches, all within easy reach.

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	2WZ1F6K
Property Type	House
Land Area	697 m2











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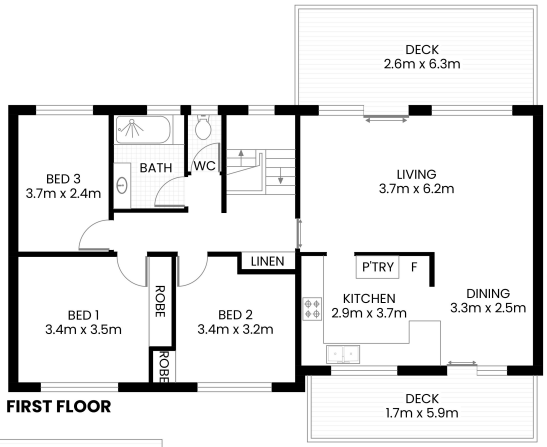
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Mona Vale

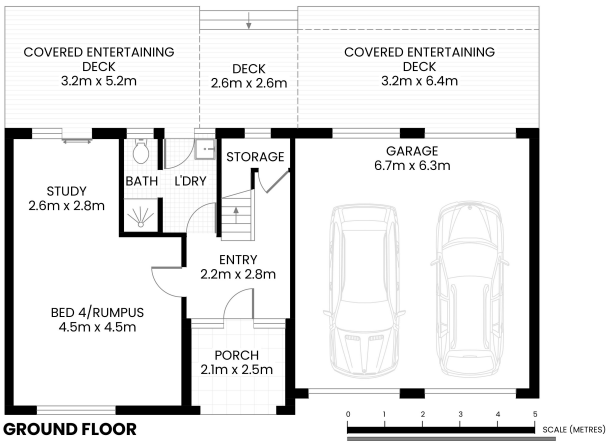
26 Government Road

INTERNAL FLOOR AREA 141m² APPROX.
GARAGE AREA 42m² APPROX.
PORCH & DECKS AREA 77m² APPROX.

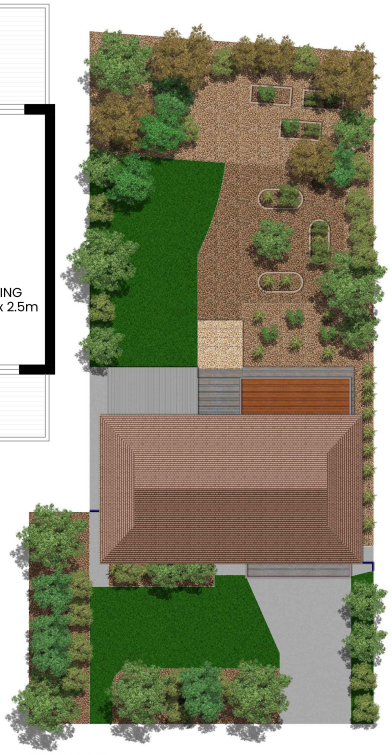
TOTAL AREA 260m² APPROX.



FIRST FLOOR



GROUND FLOOR



SITE PLAN

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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 enquirie. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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