



2a Hillcrest Avenue, Mona Vale

5 3 3

## Exceptional Coastal Residence - Panoramic Coastal Views in a Premier Mona Vale Setting

### FOR SALE

For Sale \$4,200,000-\$4,400,000

### AGENTS

Marco Cimino  
0424 333 523  
mcimino@ljhmv.com.au

Tom McKenzie  
0484 766 102  
tmckenzie@ljhmv.com.au

### AGENCY

LJ Hooker Mona Vale  
(02) 9979 8000

Positioned along one of Mona Vale's most desirable pockets, this beautifully maintained five bedroom residence enjoys an elevated setting with uninterrupted coastal and water views stretching from Mona Vale Beach to North Head, across Pittwater and through to Scotland Island. The outlook is expansive and ever-changing, providing a stunning backdrop to daily life.

The home blends generous proportions with a highly versatile layout, offering a relaxed coastal feel alongside practical living and entertaining spaces. With multiple living zones and exceptional indoor/outdoor flow, it delivers both comfort and flexibility, all within an easy stroll to the beach, rockpool, cafés and village conveniences.

- Flexible multi-level layout with two kitchens, ideal for extended family living, teenage retreat, guest accommodation or potential income opportunities
- Contemporary main kitchen appointed with stone benchtops, quality appliances and a large island bench with breakfast seating
- A selection of living and dining spaces, including a formal dining room, inviting lounge with fireplace and a light-filled family room

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.

LJ Hooker

- capturing sweeping coastal outlooks
- Seamless connection to an exceptional alfresco entertaining terrace with built-in BBQ, perfectly positioned to take in the views
- Five well-proportioned bedrooms, including a generous main suite with walk-in robe, ensuite and its own private terrace enjoying ocean and coastal views
- Multiple balconies and outdoor areas designed to maximise both privacy and outlook across the ocean and Pittwater
- Immaculately presented interiors with excellent storage and a sense of space throughout
- Large three car garage with storage and internal access
- Features include: wine cellar, air conditioning, solar panels and EV charging

Offering a rare balance of surfside living and village convenience, with Mona Vale Beach and rockpool just moments away, scenic coastal walks on your doorstep and vibrant cafés and dining close by, the lifestyle is as relaxed as it is connected. Combined with its elevated outlook, exceptional versatility and proximity to the shoreline, this is a home that delivers a truly distinctive Northern Beaches lifestyle.

**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	2WH8F6K
Property Type	House
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Solar Panels Liveability

**Marco Cimino 0424 333 523**

Licensed Real Estate Agent | [mcimino@ljhmv.com.au](mailto:mcimino@ljhmv.com.au)

**Tom McKenzie 0484 766 102**

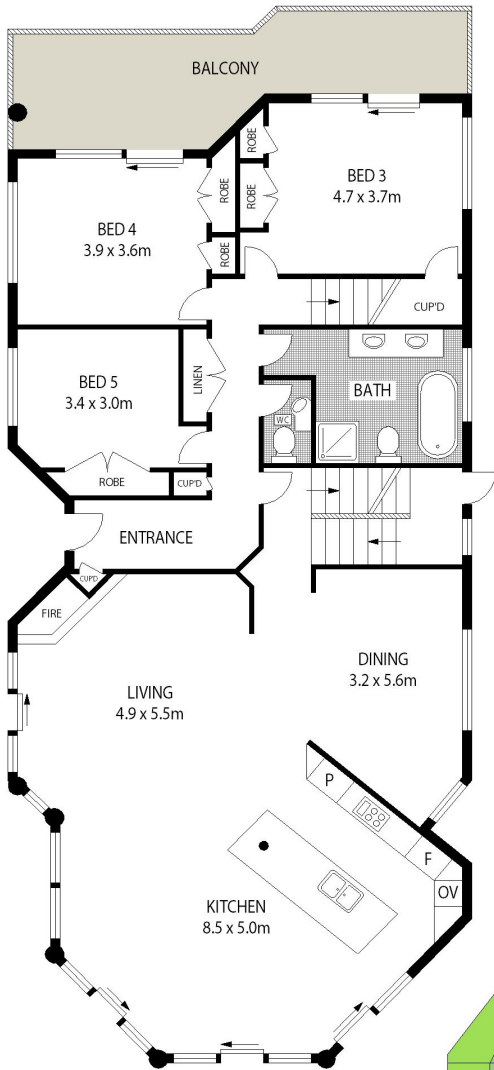
Licensed Real Estate Agent | [tmckenzie@ljhmv.com.au](mailto:tmckenzie@ljhmv.com.au)

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

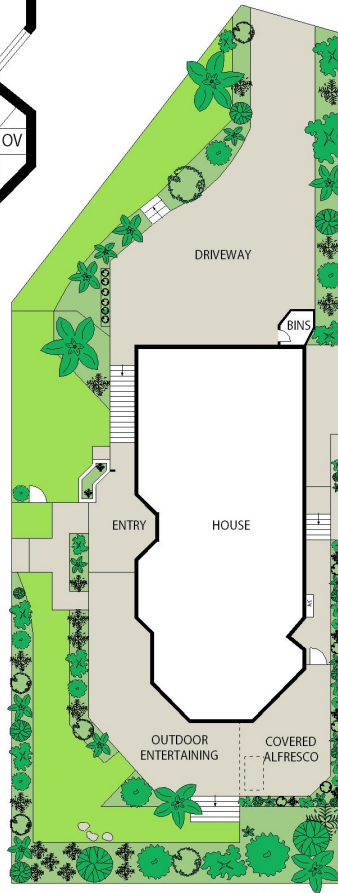
3/18 Bungun Street, MONA VALE NSW 2103

[monavale.ljhooker.com.au](http://monavale.ljhooker.com.au) | [monavale@ljhmv.com.au](mailto:monavale@ljhmv.com.au)

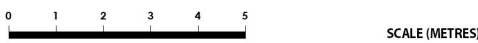




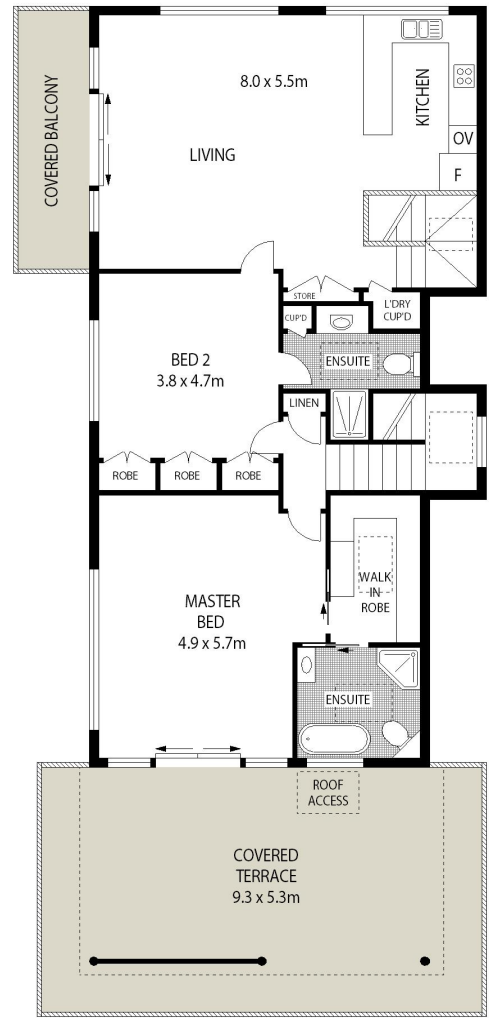
ENTRY LEVEL



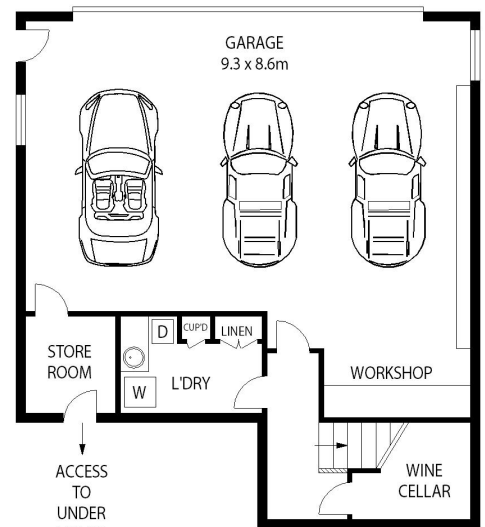
SITE PLAN (NOT TO SCALE)



All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own enquiries



UPPER LEVEL



LOWER LEVEL



2A Hillcrest Avenue

Mona Vale

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.

