



## Mona Vale, 31 Emma Street

Single Level Family Sanctuary - Prime Locale, Large Block + Pool

Auction Location: On Site

Positioned in the heart of Mona Vale in a tightly held street, this terrific single level home enjoys a delightful and sunny elevated position with pleasant district leafy outlooks. Light filled and tastefully presented, this family home is situated on a generous 854sqm with seamless indoor/outdoor integration, an expansive yard with sparkling pool and entertainers deck.

An exceptional opportunity for those looking to live in this highly desirable pocket of Mona Vale, enjoy being a short stroll to the village shopping district, local primary and high schools, public transport, a choice of stunning beaches, golf courses and a few short minutes to Pittwater.



**For Sale**  
SOLD

**View**  
[ljhooker.com.au/2VF7F6K](http://ljhooker.com.au/2VF7F6K)

**Contact**  
**Marco Cimino**  
0424 333 523  
[mcimino@ljhmv.com.au](mailto:mcimino@ljhmv.com.au)



**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.

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

- \* Single level home will be perfectly suited to many families offering plenty of scope to capitalise with approved DA plans for additional bedroom and ensuite. Equally perfect for those looking to downsize and require ease of access
- \* Living and dining are open plan, cleverly designed with exceptional use of calming neutral tones with floor to ceiling windows allowing for all day sun to filter throughout the home
- \* Effortless connection to the expansive entertainers deck with sparkling pool, mature landscaped gardens and near level lawn, perfect for the kids and pets to enjoy year round
- \* Bespoke gas kitchen, contemporary design with quality finishes. Premium Ceasarstone benchtops, expansive island bench, Ilve gas stove and high quality stainless steel appliances
- \* Three generous bedrooms, all with built-in robes and floor to ceiling windows. Large master bedroom with glass sliders that open out to the entertaining deck
- \* Single lock up garage that has been converted to a bedroom, can easily be reverted back to a garage
- \* Good sized laundry with easy outdoor access
- \* Additional Features; Instant hot zip tap, Silent Industrial double motor range hood, premium vinyl board flooring, plantation shutters

Homes in this premium location occupying substantial land size are rare to come by, don't miss an opportunity to secure this unique offering

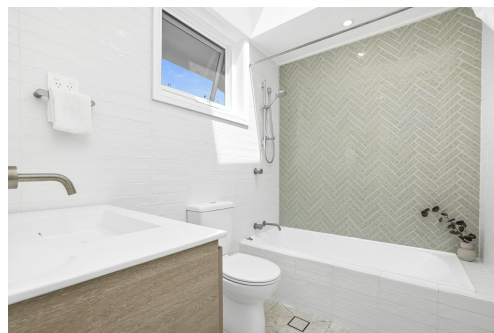
Disclaimer:  
All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. 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 About this Property

Property ID	2VF7F6K
Property Type	House
Land Area	854 m²

**Marco Cimino 0424 333 523**  
Licensed Real Estate Agent | mcimino@ljhmv.com.au

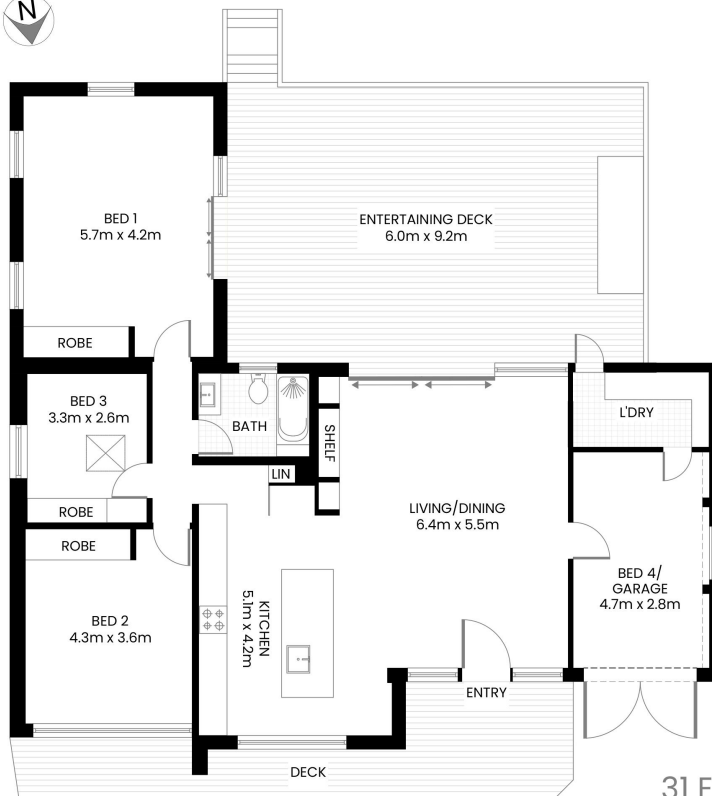
**LJ Hooker Mona Vale (02) 9979 8000**  
3/18 Bungan Street, MONA VALE NSW 2103  
monavale.ljhooker.com.au | monavale@ljhmv.com.au



**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.

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

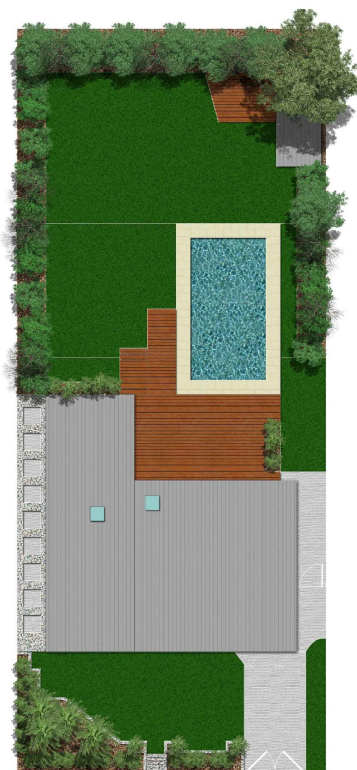




FLOOR PLAN



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.



SITE PLAN

## 31 Emma Street Mona Vale

INTERNAL AREA 132m<sup>2</sup> APPROX.  
DECK AREA 76m<sup>2</sup> APPROX.  
TOTAL AREA 208m<sup>2</sup> APPROX.



**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.