



31 Katrina Avenue, Mona Vale

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Family Haven in Desirable and Convenient Location

FOR SALE

Family Haven in Desirable Location

AGENTS

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AGENCY

LJ Hooker Mona Vale
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Perfectly positioned in a quiet, family friendly pocket, this light filled 5 bedroom home captures the essence of relaxed coastal living. Set on a generous 698sqm parcel with a sunny north to rear aspect, it offers space, versatility and leafy privacy, all just moments from Mona Vale's vibrant village and beaches. Sunlit interiors flow effortlessly from the open plan kitchen, dining and living areas to a large, north facing balcony and expansive entertaining deck, the perfect spot for weekend gatherings. Three bedrooms, a family bathroom and elevated leafy views complete this level.

Downstairs, a versatile retreat awaits, ideal for parents, extended family or guests. Featuring a spacious lounge, master bedroom with walk in robe and ensuite, plus an additional large bedroom with direct deck access. The low maintenance garden and generous deck create an inviting outdoor sanctuary, while the convenient location places you within walking distance of B-Line buses, Bayview Golf Course, schools, shops, parks and Mona Vale Beach.

- North to rear aspect ensuring all day sunshine and a generous 698sqm parcel
- The dining is seamlessly connected to the spacious kitchen with large benchtops and ample storage

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**

- Flexible floor plan with potential for multi-generational living
- Expansive deck and balcony with leafy, private outlooks, perfect to entertaining
- 5 bedrooms, almost all with built in robes and leafy outlooks. The master bedroom appointed with walk in robe and ensuite
- Family bathroom, powder room and spacious internal laundry
- Lock up garage plus under house storage

Peacefully positioned in a tightly held street prized for its family friendly feel, leafy surrounds, and easy access to local schools, parks and sporting facilities. Stroll to Mona Vale Village for boutique shopping, cafés and dining, or enjoy weekends on the sand just minutes away.

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	2W81F6K
Property Type	House
Land Area	698 m2

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31 KATRINA AVENUE, MONA VALE

Scale shown in meters. All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquiries.



Approx Internal 220sqm
 Approx External 478sqm
 Land Area 698sqm