



Mona Vale, 40 Maxwell Street

Elegant Hamptons-Inspired Family Haven + Designer Granny Flat

Auction Location: On Site

Commanding a generous 738sqm parcel, this beautifully conceived Hamptons style home is only a few years young and presents impeccably, offering incredible appeal for many families alike. Situated in a leafy family focused neighbourhood and positioned for absolute convenience, this exclusive residence offers an unbeatable Northern Beaches lifestyle. Thoughtfully designed over two levels offering multiple living/family zones, expansive alfresco entertaining and an entirely separate, two-bedroom granny flat. An incredible option for multi-generational living or potential income.

Showcasing timeless coastal style with premium finishes, this beautiful home offers stunning high ceilings and sky lights, with open and airy free flow interiors amplifying the abundance of natural light that filters throughout the home. The upper level is the perfect



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SOLD

6

4

3

For Sale

Auction Guide \$3,400,000

View

ljhooker.com.au/2W3AF6K

Contact

Marco Cimino

0424 333 523

mcimino@ljhmv.com.au

Ryan Petrie

0403 988 123

rpetrie@ljhmv.com.au

LJ Hooker Mona Vale
(02) 9979 8000

family sanctuary featuring a generous rumpus perfect for a kids/parent retreat and spacious bedrooms with pleasant leafy outlooks.

This home offers the ultimate lifestyle package and is an exceptional opportunity for families and even investors seeking a strong rental potential in a central location. A rare gem that can only be appreciated upon inspection.

- * 738sqm parcel with desirable east to west orientation, this home presents as near new and has been meticulously maintained
- * Entry level offers expansive proportions and an open concept that flows seamlessly. Featuring timeless Herringbone oak timber floors and a beautiful timber tread staircase complemented by high ceilings and a calming coastal palette
- * Open plan living and dining is spacious and offers room for the whole family. Effortlessly integrating with the kitchen and opening to the alfresco entertaining deck and backyard
- * Perfectly positioned in the heart of the home, the stunning kitchen is both a design focal point and a wonderful family gathering space, with full view of the yard. Featuring bespoke design with a large waterfall island bench in Calcutta Caesarstone, Ilve Gas Oven and quality appliances
- * Ideal for the devoted entertainer, the alfresco deck offers year round enjoyment, extending to a level lawn framed by landscaped, low-maintenance gardens. It's a picture-perfect setting to convene with friends and family around a fire pit, complete with a built-in BBQ, wet bar and modern cabinetry. Potential scope for a pool (STCA)
- * Convenient wide side access offers versatility and possible future additions
- * Large family rumpus room upstairs, great for kids or parents to retreat to, opening to under cover balcony
- * Four spacious bedrooms, the first on entry level, can serve as a private study, or guest room. Three bedrooms located on the upper level, all with custom built in robes and pleasant leafy outlooks. The master is appointed with a deep balcony, a walk-in robe and luxury ensuite with quality appointments
- * Family bathroom ideally located on the bedroom level also with a separate bath and shower. An additional full-size bathroom on entry level, both with luxe appointments
- * Internal laundry, under stair storage, linen press', ducted and zoned air conditioning
- * Expansive under house storage

Self-contained Granny Flat :

- * A terrific option for many families and offers a superb additional income
- * Open plan living and dining that effortlessly extends to a huge entertainer's deck via bi folds
- * Stunning kitchen with Calcutta Caesarstone Island bench and Smeg appliances
- * Two bedrooms with built in robes, and a separate custom built-in study nook
- * Family bathroom with modern design and in pristine condition
- * New York style laundry, air conditioning and outdoor heating
- * A private level lawn with paved area, secure for kids and pets to enjoy

Renowned for its coastal charm and strong community feel, Mona Vale is the ideal setting for family life. Nearby reputable public and private schools, minutes to popular surf beaches, Mona Vale shopping hub, local cafes and public transport including B-Line to the CBD.

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More About this Property

Property ID	2W3AF6K
Property Type	House
Land Area	738 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Deck Outdoor Entertaining Built-in-Robes Liveability

Marco Cimino 0424 333 523

Licensed Real Estate Agent | mcimino@ljhmv.com.au

Ryan Petrie 0403 988 123

Licensed Real Estate Agent | rpetrie@ljhmv.com.au

LJ Hooker Mona Vale (02) 9979 8000

3/18 Bungan Street, MONA VALE NSW 2103

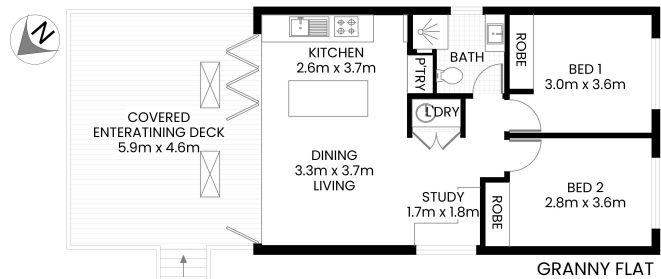
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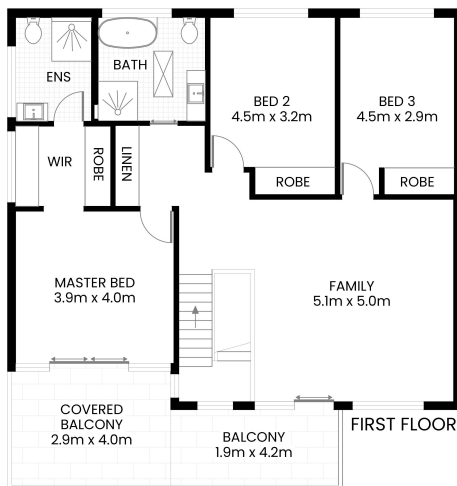
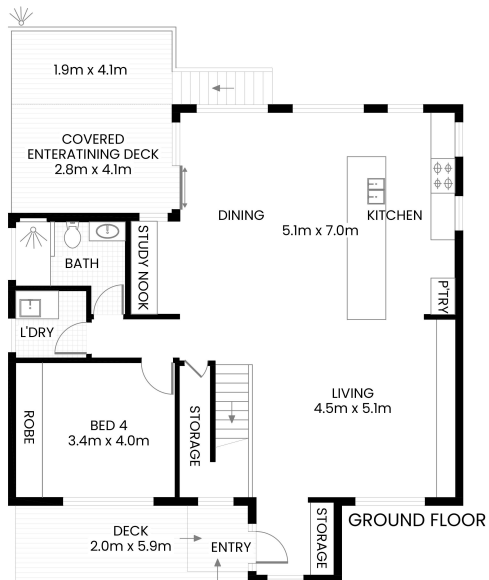
MAIN RESIDENCE
INTERNAL AREA 204m² APPROX.
EXTERNAL AREA 50m² APPROX.

GRANNY FLAT
INTERNAL AREA 59m² APPROX.
EXTERNAL AREA 27m² APPROX.

TOTAL AREA 340m² APPROX.



SITE PLAN



0 1 2 3 4 5 SCALE (METRES)



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



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