



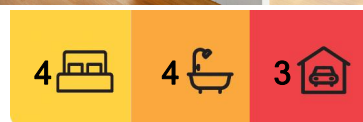
Mona Vale, 44 Maxwell Street

Impressive Family Entertainer - Spacious Yard with Pool in Popular Location

Auction Location: On Site

Effortlessly meeting the needs of a modern growing family, this beautifully renovated home showcases exceptional taste and design. Set on a generous 739sqm parcel and offering a seamless blend of coastal charm with contemporary style, this family home offers an abundance of natural light throughout, complemented by open and airy interiors and tropical leafy outlooks.

Lovingly held, this residence boasts incredible appeal for many families, spend endless days entertaining family and friends with a stunning backyard and sparkling in ground pool, surrounded by lush and mature landscaped gardens offering privacy and the feel of your own private oasis.



For Sale

Auction 22 Feb 3:30pm

View

ljhooker.com.au/2VWBF6K

Contact

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(02) 9979 8000

There are many attributes to this beautifully conceived home to take in and only your immediate inspection will do it justice. Enjoy ultimate convenience with all you need at your fingertips, moments into Mona Vale hub with shops, cafes and public transport, also local reputable schools and minutes to popular surf beaches and golf courses.

* Entry level offers delightful open and airy living/dining with high ceilings, stunning sky lights and timber floors. A natural and pared back coastal aesthetic, refined yet relaxed, with an abundance of natural light that filters throughout the home. Featuring a cosy gas fireplace, pleasant outlooks and louvred windows

* Stunning near new bespoke kitchen is the heart of the home. A wonderful space for the family to convene and with perfect visibility of the yard. Streamline modern design with quality stainless steel appliances, gas cooking and anchored by a large island bench and stunning stone bench tops.

* The backyard offers great ambiance and resort style features. Mindfully landscaped for privacy, with a lush and mature tropical garden, level yard for the kids and pets to enjoy, sparkling in ground pool, luxe cabana and fire pit.. A dreamy backyard that is perfect for the avid entertainer

* Master suite with walk in robe and luxury ensuite, recently renovated with a modern coastal design and luxurious fixtures

* Three bedrooms on the upper level. Two with built in robes, and the other with walk in robe and private luxe ensuite. Additional family bathroom on upper level

* Lower level offers a versatile space that can function as a teen/parent retreat, with a study/media room, bathroom and laundry

* Additional W/C on entry level for guests and full size laundry

* The lower level also features a huge space for storage with room for a workshop or even a home gym

* Features: 4 x split system air conditioning, ceiling fans, ample storage throughout, auto irrigation system

* Room for 3 cars, with scope for carport and/or lock up garaging (STCA)

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	2VWBF6K
Property Type	House
Land Area	739 m ²
Including	Dishwasher

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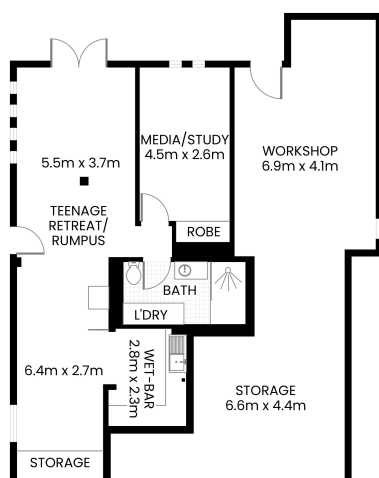


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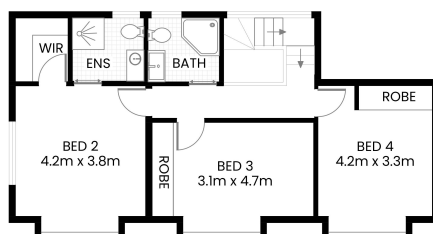


AT REAR

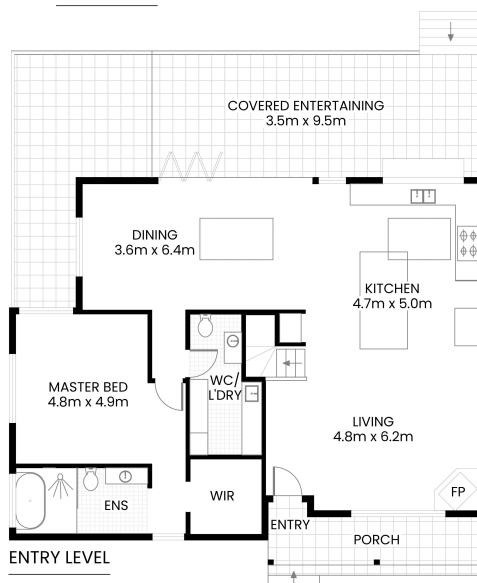


LOWER LEVEL

INTERNAL FLOOR AREA 254m² APPROX.
STORAGE & WORKSHOP AREA 53m² APPROX.
ENTERTAINING & CABANA AREA 78m² APPROX.
TOTAL AREA 385m² APPROX.



UPPER LEVEL



ENTRY LEVEL



SITE PLAN

44 Maxwell Street
Mona Vale



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.



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