54 Grandview Parade, Mona Vale

# Beachside Mona Vale - Expansive Presence with Panoramic Coastal Outlook - 4 Car Garaging

Tightly held and lovingly maintained for over 40 years, this striking residence is positioned perfectly to capture breathtaking coastal views across Mona Vale and Warriewood beaches to Manly's iconic headland. An immaculately presented and quality home designed with the ease of single level living and offering a relaxed indoor/outdoor flow for entertaining on any occasion. A residence with flexibility in mind, ideal for couples, downsizers, and space for families to grow and customise to their needs.

The separate self-contained studio is the ultimate retreat for friends and family to stay; an idyllic art studio/home office or a handy additional income option. Exceptional secure garaging for four vehicles with additional courtyard access if needed. A truly unique opportunity to secure a home and imposing position in one of Mona Vale's most sought after and exclusive headland locations...

- Positioned on approximately 1,113sqm of beautifully landscaped grounds with manicured gardens and lush lawn

5 3 4

**FOR SALE**
Walk to Beach | Dual Accommodation

**VIEW**
Sat 24th Oct @ 10:30AM - 11:00AM

**AGENTS**

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**AGENCY**

LJ Hooker Mona Vale
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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- Open plan living, dining and kitchen has an easy flow for entertaining on either the extensive front terrace with coastal outlook or the privacy of the rear courtyard
- Spacious central kitchen with Caesarstone benches, modern appliances, loads of storage options and stunning ocean outlook
- Master with ocean vistas, his and hers robes for additional storage and ensuite with bidet toilet
- Three further bedrooms with ceiling fans, one with built-in
- Full family bathroom with shower and separate bath
- Approved self-contained studio/bedroom with built-in, ceiling fan, kitchenette, and bathroom
- Central gas heating throughout
- Secure garaging for four vehicles with two auto doors, one to access a flexi space in the courtyard, a good size workshop and a large safe
- Established landscaped gardens with large back lawn area and the feature 'bus stop' cabana showcasing 180 degree views of some of Sydney's most remarkable scenic coastline
- Conveniently located within short stroll of Mona Vale Beach and transport. Close to Pittwater Place and Mona Vale Village shopping, B-Line bus service to the city, local schools, restaurants and cafes, sports and recreational facilities.

This impressive northern beaches home epitomises relaxed coastal living within an easy walk to the beach, sand and surf...

Disclaimer:
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## MORE DETAILS

| | |
|---|---|
| Property ID | 2WWMF6K |
| Property Type | House |
| Land Area | 1113 m2 |
| Including | Courtyard |
| | Balcony |
| | Dishwasher |
| | Outdoor Entertaining |
| | Workshop |
| | Secure Parking |
| | Fully Fenced |
| | Remote Garage |

**Lachlan Elder 0418 224 180**
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Mona Vale

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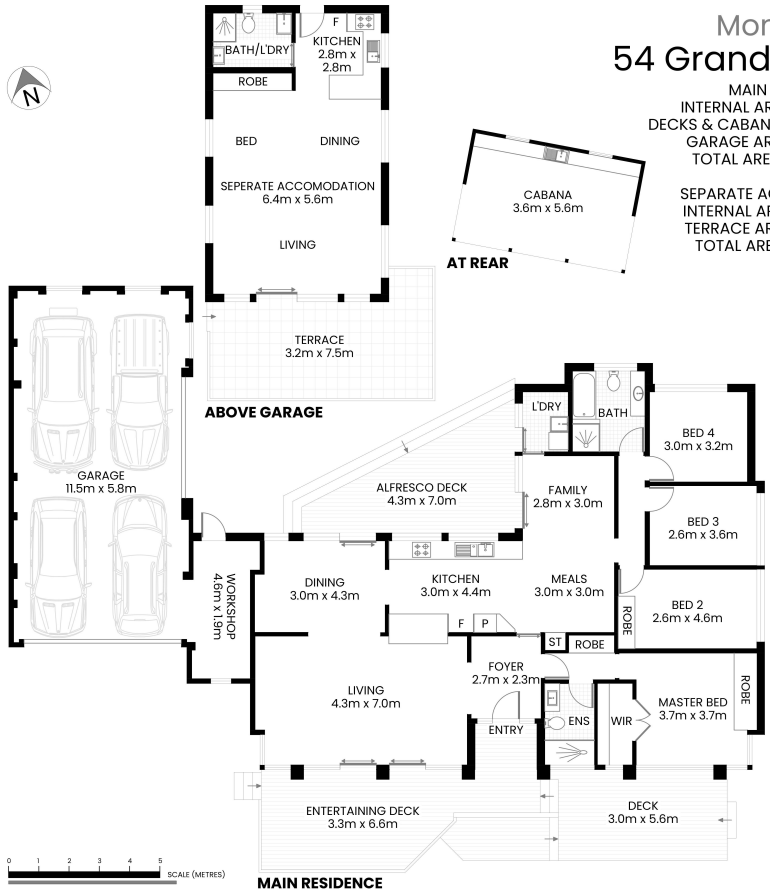
MAIN RESIDENCE-
INTERNAL AREA 157m² APPROX.
DECKS & CABANA AREA 89m² APPROX.
GARAGE AREA 75m² APPROX.
TOTAL AREA 321m² APPROX.

SEPARATE ACCOMMODATION-
INTERNAL AREA 52m² APPROX.
TERRACE AREA 25m² APPROX.
TOTAL AREA 77m² APPROX.



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


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