







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

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.

5 3 4

FOR SALE
Guide $4m - Walk to Beach, Dual Living

VIEW
Wed 25th Nov @ 10:30AM - 11:00AM

AGENTS

Lachlan Elder
0418 224 180
lelder@ljhmv.com.au

Simone Novak
0418 601 599
snovak@ljhmv.com.au

AGENCY

LJ Hooker Mona Vale
(02) 9979 8000

LJ Hooker

- 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:
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	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
Principal, Licensed Real Estate Agent | lelder@ljhmv.com.au
Simone Novak 0418 601 599
Licensed Real Estate Agent | snovak@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

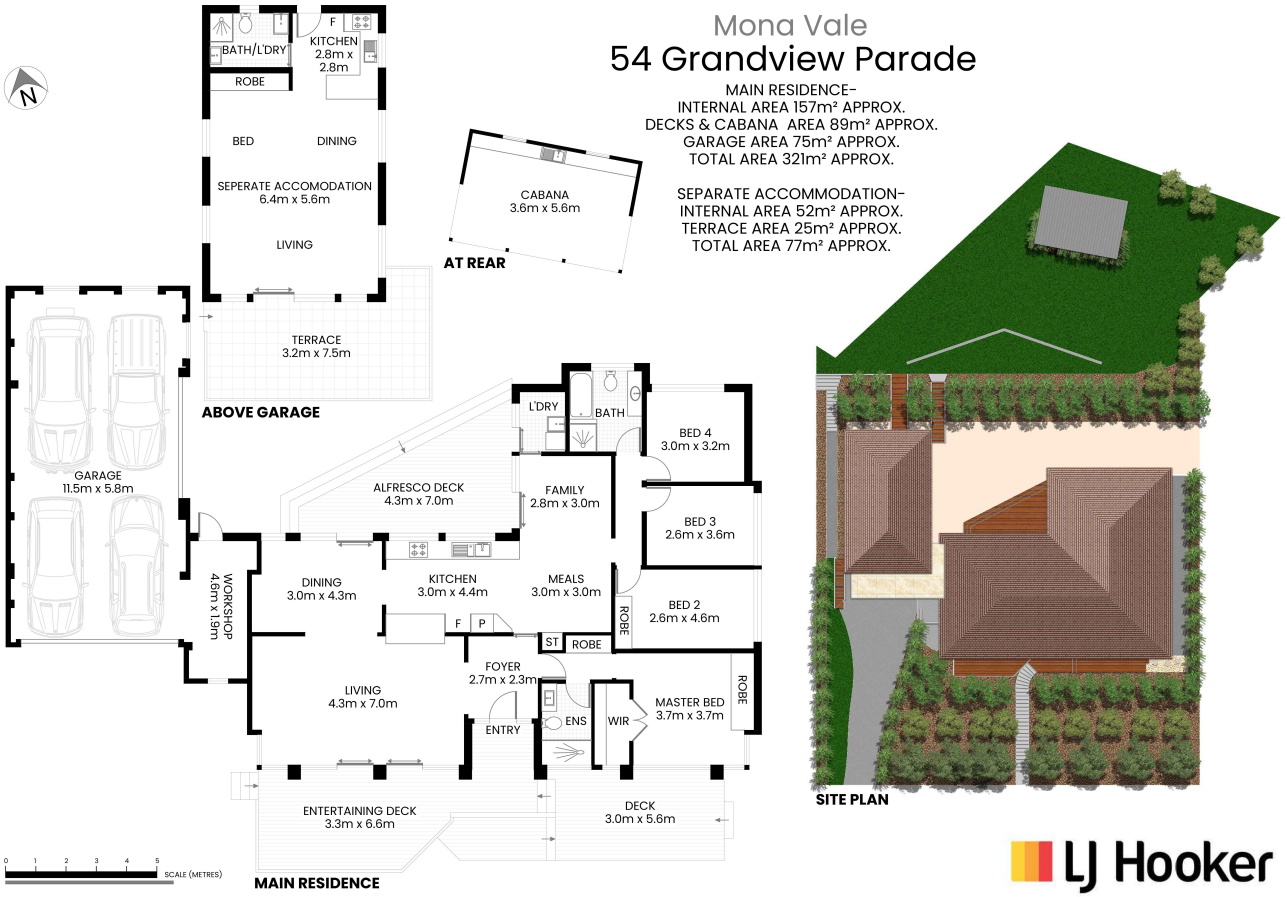
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Mona Vale

54 Grandview Parade

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.



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.

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.