



6 Barossa Place, Mona Vale

4 3 2

## Turn-Key Renovated Family Home - Superb Central Location

A standout family home, freshly renovated, pairing cul-de-sac calm with easy walkability to village shops, schools, cafés, playing fields and B-Line buses. Set on a flat block, a relaxed coastal aesthetic underpins the clever free-flowing floor plan, with the open kitchen anchored by a glass splashback framing views across the pool, level lawns and covered alfresco, softened by bright bougainvillea and tropical palms.

Four bedrooms, a dedicated office, a lounge room and a separate media room provide exceptional flexibility for family living, offering separate zones that suit multigenerational households, visiting guests or growing families.

- Refined coastal living in a safe and quiet cul-de-sac setting set on an exceptionally rare flat block with in-ground pool, covered alfresco and enclosed lawns
- Freshly renovated offering turn-key presentation supported by a functional open-plan layout
- Luxury stone kitchen designed with entertaining in mind equipped with large stand alone gas range, drinks fridge, breakfast bar and feature servary window directly overlooking the pool
- Exceptional indoor/outdoor flow with the open plan Kitchen/family room melding seamlessly with glass stackers to the patio

### FOR SALE

AUCTION - 7th March

### VIEW

Sat 21st Feb @ 10:00AM - 10:30AM

### AGENTS

Ryan Petrie  
0403 988 123  
rpetrie@lhma.com.au

### AGENCY

LJ Hooker Mona Vale  
(02) 9979 8000

- Light filled lounge room, and separate media room provide a choice of relaxing zones for the whole family
- Excellent floor to ceiling custom storage cabinets provide all the space you need to run a busy household
- Energy efficient home with ceiling fans, gas bayonets/fire place and underfloor heating powered by the recently added solar system
- Spacious master suite has sumptuous ensuite with bath and large walk-in robe with built-in cabinetry
- Home office/study space next to the master could easily double as a nursery
- Additional bright bedrooms with built-in wardrobes and ceiling fans
- Three luxe-appointed modern bathrooms with high end finishes
- Contemporary Laundry with timber benchtops, ceramic sink and great storage
- Spend long summer afternoons relaxing or entertaining on the travertine alfresco space framed by bright bougainvillea
- Neatly landscaped 680 sqm sunlit block framed by established palms, hedging, and large front yard
- Single lock-up garage, with additional off-street parking on driveway
- Top tier central location just a few minutes to local schools and Mona Vale village shops with the B-line also very close by
- Enjoy morning swims at your choice of popular beaches (you'll hear the waves on a big day) and Mona Vale Golf Club walking distance away and just a short drive to Warriewood Square shops and cinemas

Thoughtfully updated and ready to move straight in, this is a much loved family home that balances relaxed coastal style with everyday practicality. From the flat, usable block and sensational poolside alfresco to the flexible layout and family-focused spaces, it's a place that supports busy routines, weekend downtime and everything in between.

#### 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.

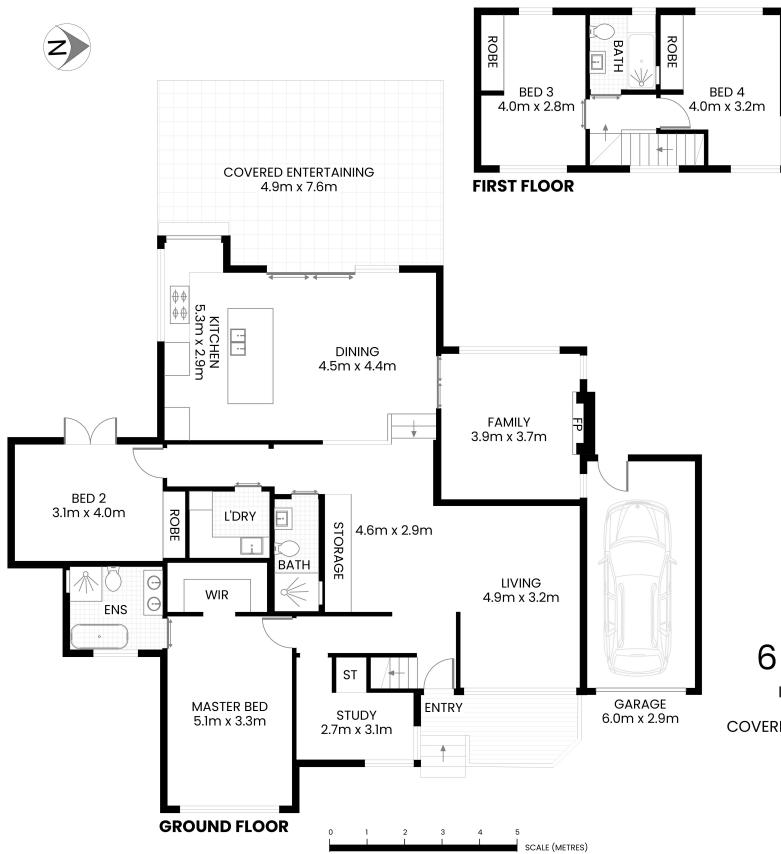
#### MORE DETAILS

Property ID 2WJWF6K  
Property Type House



**Ryan Petrie 0403 988 123**  
Licensed Real Estate Agent | [rpetrie@lhma.com.au](mailto:rpetrie@lhma.com.au)

**LJ Hooker Mona Vale (02) 9979 8000**  
3/18 Bungan Street, MONA VALE NSW 2103  
[monavale.ljhooker.com.au](http://monavale.ljhooker.com.au) | [monavale@lhma.com.au](mailto:monavale@lhma.com.au)



 **LJ Hooker**

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.