

9 Nailon Place, Mona Vale

## Mediterranean Inspired Family Sanctuary

Step into a private world of warmth, character and timeless charm in this beautifully designed Mediterranean-inspired residence, where relaxed indoor-outdoor living takes centre stage.

Wrapped around a stunning sunlit courtyard, this unique family home delivers the feeling of a secluded coastal villa, complete with arched verandahs, terracotta tiles, lush tropical gardens and multiple spaces to entertain year-round.

Designed for effortless level living, the home combines generous proportions with a relaxed resort atmosphere, offering both privacy and versatility in an idyllic setting just moments from the heart of Mona Vale.

### Features Include:

- Expansive central yard with manicured level lawn
- Easy level living with a functional single-level layout
- Level walk to Mona Vale Village, cafes, shops and local amenities
- Classic Mediterranean architecture with rendered finishes and terracotta roof tiles
- Covered alfresco entertaining with built-in brick fireplace/barbecue

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### FOR SALE

Auction Guide \$2,250,000

### VIEW

Sat 13th Jun @ 10:00AM - 10:30AM

### AGENTS

Asha Kerr  
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Rebecca James  
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### AGENCY

LJ Hooker Mona Vale  
(02) 9979 8000

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.

 **LJ Hooker**

Spacious rumpus room ideal as a secondary living retreat, games room or teenage accommodation  
Private master-style suite complete with walk-in robe and ensuite  
Multiple indoor and outdoor living zones designed for relaxed family living  
Warm timber accents and charming arched walkways  
Established tropical gardens creating a peaceful retreat atmosphere

• drenched entertaining spaces perfect for gatherings all year round

Perfectly suited to families, downsizers seeking single-level ease, or buyers searching for a unique lifestyle property, this residence offers space, character and convenience in equal measure.

**Disclaimer:**

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**MORE DETAILS**

Property ID	2WRWF6K
Property Type	House
Land Area	702 m2

**Asha Kerr 0451 635 535**

Licensed Real Estate Agent | [akerr@ljhmv.com.au](mailto:akerr@ljhmv.com.au)

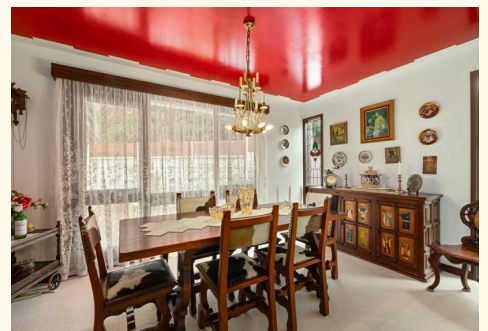
**Rebecca James 0414 686 333**

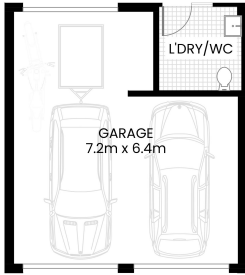
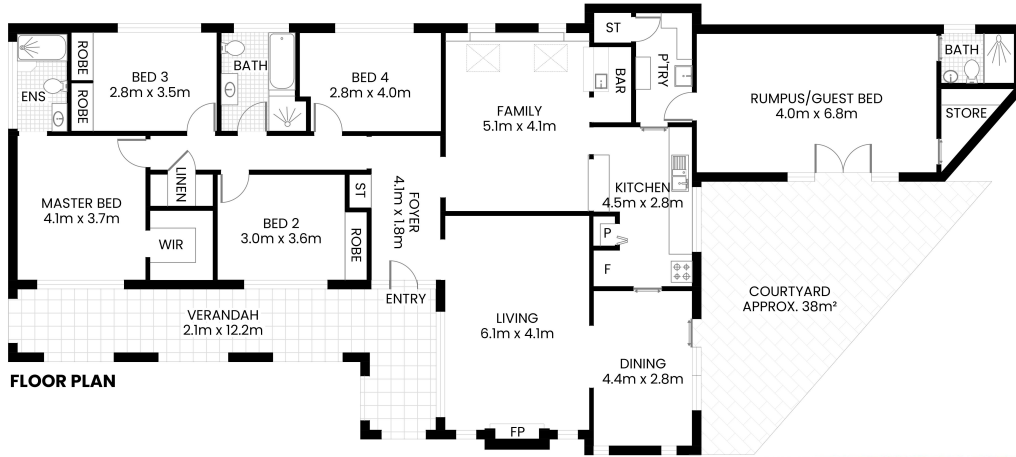
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## Mona Vale 9 Nailon Place

INTERNAL AREA 202m<sup>2</sup> APPROX.  
VERANDAH & COURTYARD AREA 64m<sup>2</sup> APPROX.  
GARAGE AREA 46m<sup>2</sup> APPROX.  
TOTAL AREA 312m<sup>2</sup> APPROX.

**SITE PLAN**



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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