

## Mona Vale, 1637a Pittwater Road

### Convenience, Comfort and Liveability - Spacious Townhouse

Minutes from the heart of Mona Vale and cleverly set back from the road, this home is a breath of fresh air in coastal living. Light filled and spacious, this immaculate townhouse is ideally nestled between the vibrant shopping hub and popular surf beaches, with everything you need at your fingertips!

Beautifully maintained and presenting in pristine condition, this family home is a terrific opportunity for growing families and equally perfect for those looking to downsize from larger homes. Split over two levels with functionality in mind, this home offers sunny interiors with a delightful level backyard that offers year round enjoyment.

Enjoy being only moments to Mona Vale Village with trendy eateries, shops, gyms and everything the hub has to offer. Nearby beaches, Golf Course, local schools and transport including B-Line to CBD.



**Disclaimer:** 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.

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#### For Sale

Auction Guide \$1,750,000

#### View

[ljhooker.com.au/2VVAF6K](http://ljhooker.com.au/2VVAF6K)

#### Contact

**Marco Cimino**

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**LJ Hooker Mona Vale**  
(02) 9979 8000



- \* Split level residence with a traditional floorplan suited to most families, positioned away from the road offering privacy while also securing a convenient position
- \* Open plan and sunny, the living and dining space extends effortlessly to the under cover alfresco
- \* Spacious backyard with privacy and secure for kids and pets to enjoy. Scope for additional potential and to make it your own
- \* Light and airy, the kitchen is spacious and offers full view of the backyard. Gas cooking with stone bench tops and ample cupboard space
- \* Upper level consists of three spacious bedrooms, two with built in robes. The master bedrooms affords a walk in robe and private ensuite
- \* Family bathroom is ideally located on the upper level with double vanity and separate bath and shower, with a W/C on entry level for guests
- \* Internal laundry with convenient outdoor access on entry level
- \* Double lock up gauging with storage and additional space for a third vehicle
- \* Ducted air conditioning, ceiling fans and plenty of scope to add value

Strata: \$1,028/quarter approx.

#### 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

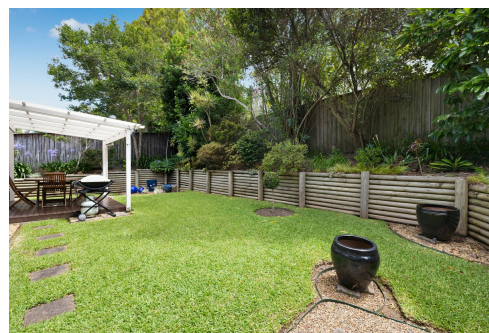
<b>Property ID</b>	2VVA6K
<b>Property Type</b>	Townhouse
<b>Land Area</b>	382 m <sup>2</sup>

#### Marco Cimino 0424 333 523

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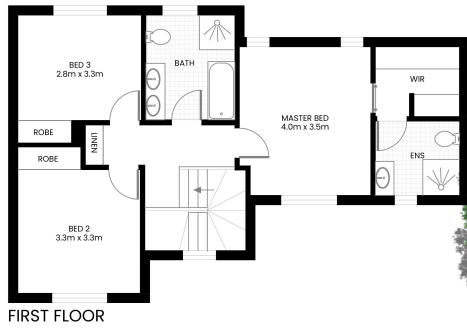


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1637A Pittwater Road  
Mona Vale



INTERNAL FLOOR AREA 184m<sup>2</sup> APPROX.  
INCL. GARAGE



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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