

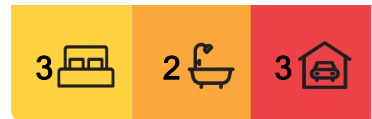
## Mona Vale, 1639a Pittwater Road

### Lifestyle Townhouse - Idyllic for Convenient Coastal Living

Positioned only moments from Mona Vale's vivacious hub, this three bedroom home is the quintessential downsizer, the perfect upsize for young families and a superb option for investors. Presenting in pristine condition with light and airy interiors, a neutral coastal palette and plenty of scope to make it your own, this delightful residence is an opportunity to secure the desirable beaches lifestyle.

Designed for the modern family with low maintenance living and the ease of a lock up and leave lifestyle, this home is discreetly tucked away from the main road offering privacy whilst not compromising on convenience and comfort. Enjoy the spacious outdoor entertaining deck with room for the whole family and ample opportunity to add value.

Experience the convenience of being minutes into Mona Vale Village, with cafes and restaurants, boutiques and all the amenities this vibrant hub has to offer. Within proximity to local surf beaches, Golf Course, local schools and easy transport options including the



**For Sale**  
Guide \$2,000,000

**View**  
By Appointment

**Contact**  
**Marco Cimino**  
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mcimino@ljhmv.com.au



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

**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.



B-Line into the CBD.

- \* Dual level residence with a functional floorplan separating the living and entertaining from the bedrooms and enjoying a sunny aspect with light filtering throughout the home all day
- \* Open plan living and dining is filled with natural light and seamlessly connects to entertaining deck and backyard
- \* Generous sized backyard, private with mature landscape and secure for the whole family. A terrific space for entertaining
- \* Gourmet gas kitchen with stone bench tops, quality appliances and view of the yard
- \* Upstairs consists of three bedrooms, two with built in robes. The master bedrooms appointed with a walk in robe and private ensuite
- \* Family bathroom is on the bedroom level with double vanity and a 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 internal access and additional space for a third vehicle
- \* Ducted air conditioning and storage

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

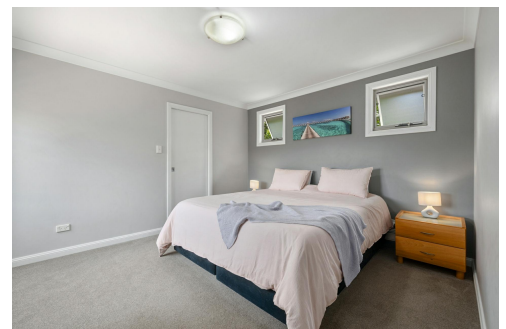
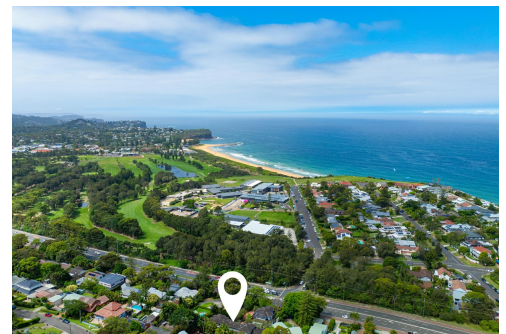
<b>Property ID</b>	2VVC6K
<b>Property Type</b>	Townhouse
<b>Land Area</b>	357 m <sup>2</sup>

**Marco Cimino 0424 333 523**

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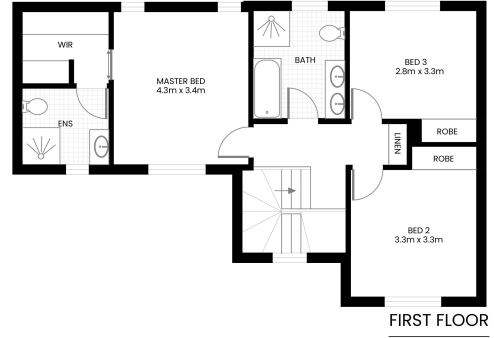
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1639A Pittwater Road  
Mona Vale



GROUND FLOOR

INTERNAL FLOOR AREA 182m<sup>2</sup> APPROX.  
INCL. GARAGE



FIRST FLOOR



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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