







60 Waratah Street, Mona Vale

Relaxed Townhouse Living, Desirable Lifestyle Appeal

Embracing an enviable lifestyle of convenience and low maintenance comfort, this light filled dual level townhouse presents an outstanding opportunity just moments from the vibrant heart of Mona Vale. Sharing only one common wall and offering a wonderfully practical floor plan, the home combines spacious living, private outdoor entertaining and exceptional everyday convenience, making it an ideal choice for downsizers, young families or astute investors.

Neatly presented and immediately comfortable, the home offers plenty of scope to personalise and add further value over time. With multiple living areas flowing seamlessly to a covered entertaining courtyard, three generously proportioned bedrooms and a sun drenched north facing master balcony, this is an appealing lock up and leave opportunity in a highly sought after central location.

- NO strata, dual level townhouse sharing only one common wall, offering a wonderful sense of space and privacy
- Two separate living areas on the entry level, both opening directly to the entertaining courtyard
- Sun filled dining area seamlessly connected to the kitchen and outdoor entertaining space
- Neat and functional kitchen featuring stone benchtops, gas

3 2 2

FOR SALE
Guide $2m - Sunlit Townhouse, Lifestyle Location

VIEW
Sat 21st Nov @ 12:00PM - 12:30PM

AGENTS
Marco Cimino
0424 333 523
mcimino@ljhmv.com.au

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

cooking, ample natural light and a pleasant courtyard outlook
- Private and partially covered courtyard ideal for relaxed entertaining and easy care outdoor enjoyment
- Three spacious upper level bedrooms, all appointed with built in wardrobes and private, leafy outlooks
- Generous master retreat complete with ensuite and expansive wraparound balcony enjoying a sunny north facing aspect
- Family bathroom upstairs with a separate bath and shower
- Skylights enhance the upper level with an abundance of natural light
- Internal laundry and additional bathroom conveniently positioned on the entry level
- Double lock up garage with internal access, plus additional off street parking
- Comfortable and well maintained throughout, with exciting potential to modernise and add value
- Superb low maintenance lifestyle opportunity

Positioned just a two minute stroll from Mona Vale's bustling village hub, this exceptionally convenient address places cafés, restaurants, supermarkets, boutique shopping, medical facilities and excellent public transport virtually at your doorstep. With beautiful beaches, golf courses and picturesque coastal walks also within easy reach, the home delivers the perfect balance of relaxed beaches living and everyday practicality. An outstanding opportunity to enjoy a connected, carefree lifestyle with everything you need close to home.

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	2WZNF6K
Property Type	Townhouse

Marco Cimino 0424 333 523
Licensed Real Estate Agent | mcimino@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



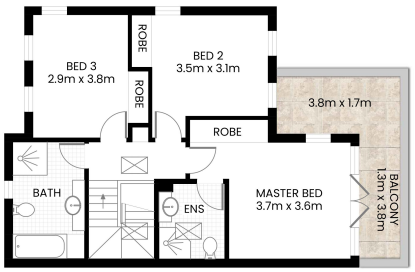








All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



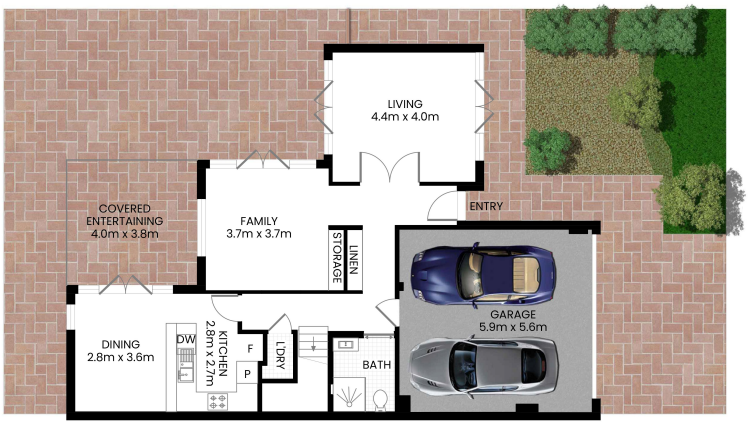
FIRST FLOOR

Mona Vale

60 Waratah Street

INTERNAL AREA 140m² APPROX.
COVERED ENTERTAINING
& BALCONY AREA 26m² APPROX.
GARAGE AREA 32m² APPROX.

TOTAL AREA 198m² APPROX.



GROUND FLOOR

0 1 2 3 4 5 SCALE (METRES)

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.