

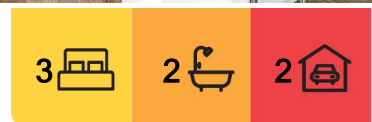


## Mona Vale, 9 Illaroo Place

### Easy Beaches Living Within Sought-After Woodlands Estate

Set within the leafy, manicured surrounds of the ever popular Woodlands Estate, this spacious and beautifully presented townhouse is sure to catch the eye of downsizers, investors and family buyers alike. Offering a highly functional floor plan with renovated kitchen and bathrooms, this sensational low maintenance home promises a lifestyle of ease and convenience within a short level walk of thriving Mona Vale village.

- \* Dual level rendered brick townhouse positioned on a private, non-through road, ideal for quiet relaxed living
- \* Family and dining flowing out to covered private courtyard with year round sun
- \* Light and bright living room opening onto the front terrace
- \* Renovated contemporary kitchen with gas cooking and dishwasher
- \* Spacious master suite with own balcony, built-in robes and updated ensuite
- \* Two additional double bedrooms with built-in robes



#### For Sale

For Sale \$2.15M - \$2.3M

#### View

[ljhooker.com.au/2VW5F6K](http://ljhooker.com.au/2VW5F6K)

#### Contact

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(02) 9979 8000

- \* New flooring, spit-system air conditioning and generous storage
- \* Renovated family bathroom with separate bath and shower
- \* Single garage with direct internal access, plus 1 extra off-street parking space
- \* Conveniently located with easy access to cafes, shopping and B-line express city buses via Waratah St or Park St (via Scribbly Gum Lane)
- \* Above the pack with its modern renovation, Immaculate presentation and turn key-ready
- \* Access via Waratah Street

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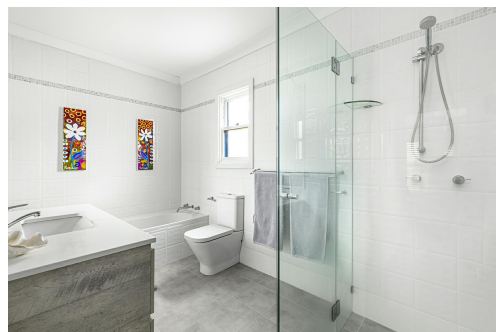
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## More About this Property

Property ID	2VW5F6K
Property Type	Townhouse
House Size	162 m²
Land Area	222 m²

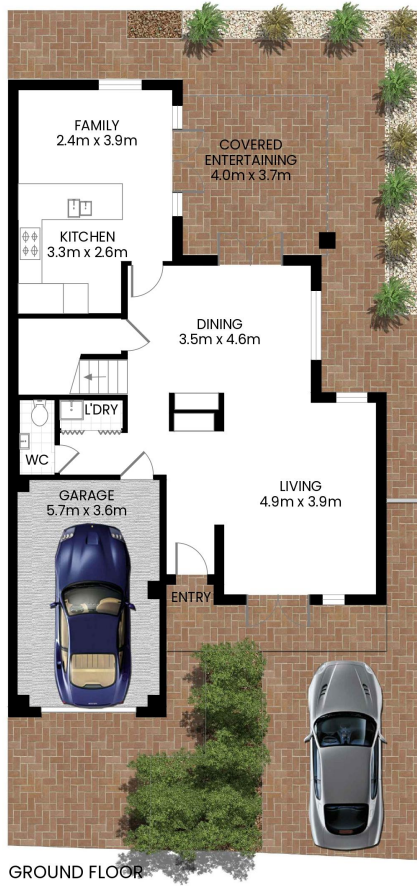
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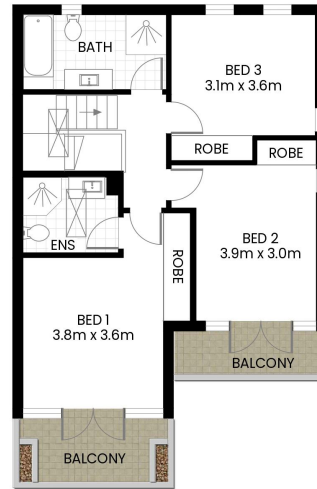
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GROUND FLOOR

## 9 Illaroo Place Mona Vale



FIRST FLOOR

INTERNAL AREA 160m<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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