

## Mona Vale, 2/58 Golf Avenue

Lifestyle Beach Abode with Views + Only Steps To The Sand and Surf!

A unique opportunity beckons from this superb lifestyle townhouse nestled within the highly coveted Mona Vale beach side and only footsteps to the sand and surf! This beautifully maintained home offers sun filled interiors and sweeping golf course views, encompassing a highly sought after coastal lifestyle. Situated in boutique complex of only 12, this delightful home features a timeless beach aesthetic and highly desired lifestyle, an absolute dream to secure!

Only 20 metres to Mona Vale beach and across the road from Mona Vale Golf Course. Nearby you have the new Mona Vale Surf Club, trendy coastal cafes and restaurants. Apex park, Mona Vale Golf Course and public transport including the B-Line. Moments to all you need at Mona Vale Village with shopping and all necessary amenities.

\* Dual level townhouse with functional floorplan, ideally separating the living from



**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.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/2VM4F6K](http://ljhooker.com.au/2VM4F6K)

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

**Ryan Petrie**  
0403 988 123  
rpetrie@ljhmv.com.au

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

bedrooms

- \* Spacious open plan living and dining, coastal aesthetic with polished timber floors
  - \* Pristine kitchen with stone benchtops, quality appliances and ample cupboard space
  - \* Three large bedrooms upstairs, two with built in robes. The master bedroom appointed with a private balcony
  - \* Large family sized bathroom on the upper level with separate bath and shower, can be accessed from the master bedroom also
  - \* Internal laundry and w/c on entry level
  - \* Single lock up garage with storage space and internal access. Also room for additional car
  - \* Ducted air conditioning, pet friendly and well-maintained complex of only 12 townhomes
- Strata: \$1,154.18 per quarter approx.  
Council: \$403.97 per quarter approx.  
Water: \$171.41 per 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>	2VM4F6K
<b>Property Type</b>	Townhouse
<b>House Size</b>	106 m2

**Marco Cimino 0424 333 523**

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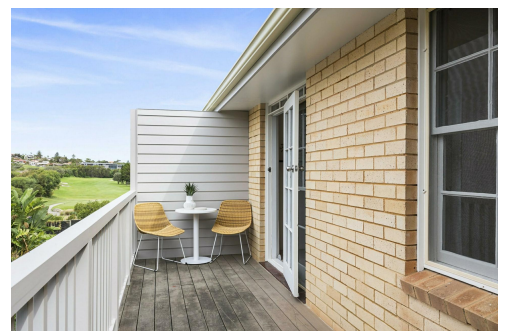
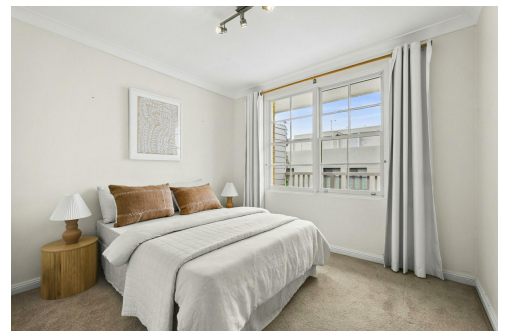
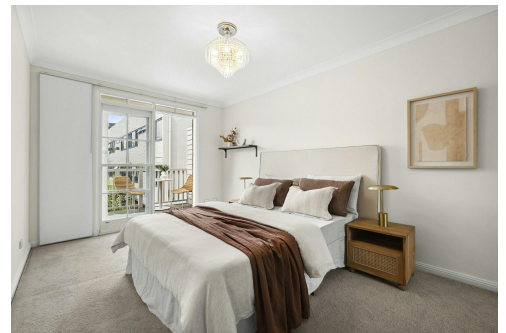
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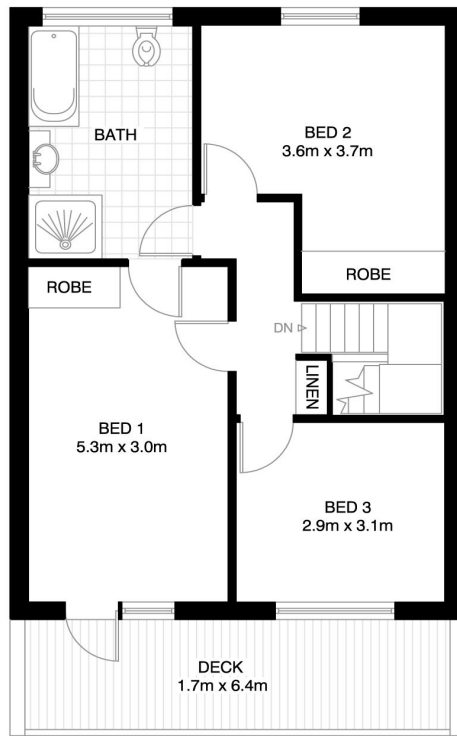
3/18 Bungan Street, MONA VALE NSW 2103

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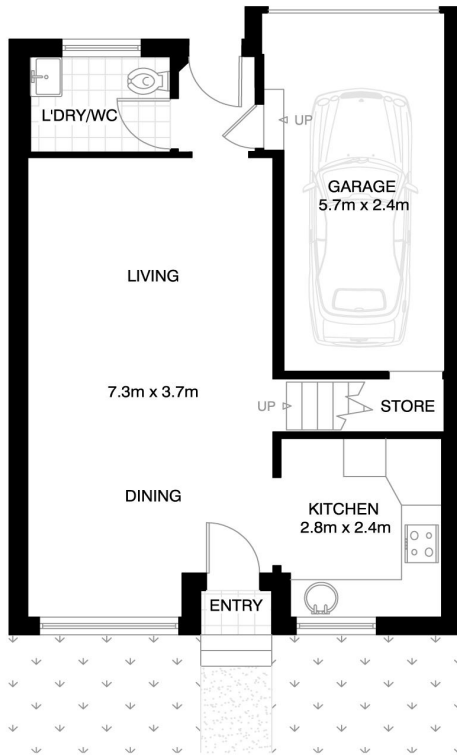


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UPPER FLOOR



**MONA VALE**  
**2/58 GOLF AVENUE**  
 \*INTERNAL FLOOR AREA APPROX 113m<sup>2</sup>  
 INCL GARAGE



**Mona Vale**

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



\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

Floor plan supplied by V-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only.

Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.



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