



2/25 Seabeach Avenue, Mona Vale

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## Affordable Basin Beach Buying - Live or Invest

**FOR SALE**  
Excellent Future Investment

### AGENTS

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### AGENCY

LJ Hooker Mona Vale  
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Step into the laid back lifestyle of this freshly updated beachside unit, perfectly positioned to the golden sands and surf of Mona Vale Beach and rockpool. Set within a highly sought-after complex of only six, this first floor gem offers the ultimate coastal lifestyle. Whether you're waking up to a morning swim, strolling to local cafes, or simply soaking up the seaside serenity.

Smart invest - enjoy now or land bank for the future with the NSW Government Low and Mid-Rise Housing Policy favourable for small complexes for future development and gains.  
Why You'll Love It:

**Sunlit:** Two bedrooms both with built-in wardrobes, ideal for restful nights and lazy beachside mornings.

**Modern Coastal Kitchen:** Recently renovated with sleek stone benchtops, ample storage, dual sink, ceramic cooktop, under-bench oven and dishwasher - perfect for casual entertaining or relaxed nights in.

**Open Plan Living:** Bright and airy living and dining area with soaring

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**

vaulted ceilings, contemporary timber-look floors, ceiling fan and built-in entertainment unit - bringing beachside vibes indoors.

Updated Bathroom with Internal Laundry: Functional and fresh with laundry facilities for added convenience.

Lock-Up Garage: Automatic secure parking, plus room for your surfboard or beach gear.

Located just a casual stroll to Mona Vale Beach, rock pool, surf club and a fantastic array of local cafes and eateries. Enjoy easy access to Mona Vale Village shopping and the B-Line express bus service to the city making this the perfect home, weekender, or investment.

Strata Levies: \$1,125.46 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 DETAILS**

Property ID                    2W5AF6K  
Property Type                Unit

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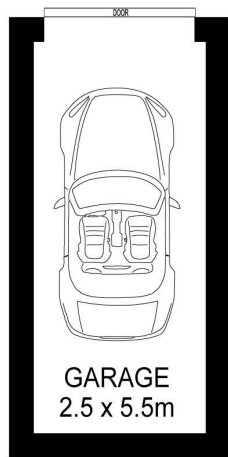
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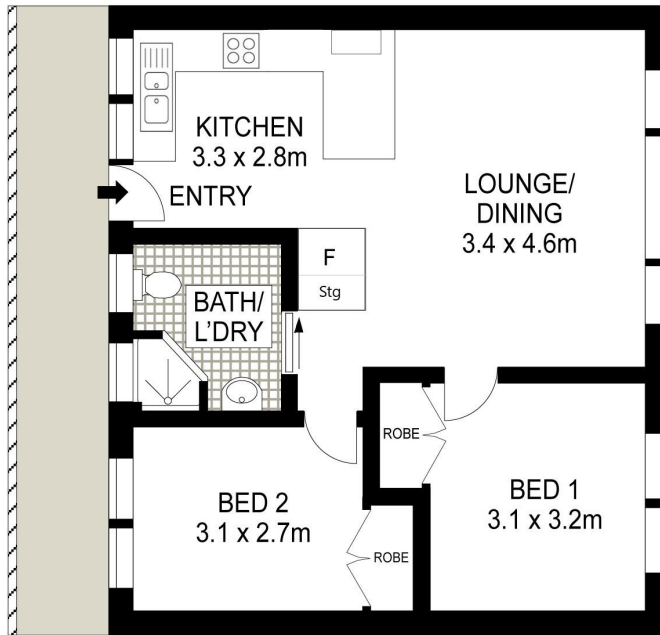
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**STREET LEVEL**



**FIRST LEVEL**



**SCALE (METRES)**

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



2/25 SEABEACH AVENUE

MONA VALE BEACH