



## Mona Vale, 5/39 Seabeach Avenue

Surf, Sand & Loads of Sun - Prime Top Floor With NE Aspect & Water Views

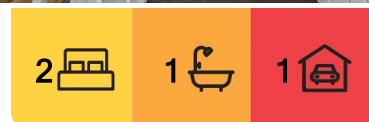
Auction Location: On Site

Walk 170 metres to be on Monavale Beach, then swim, surf or just relax! Experience coastal living at its finest in this beautifully presented two bedroom unit in a sought after boutique beachside complex. Perfectly positioned on the top floor to capture views across to the beach and surf; cool ocean breezes and all within a short walk of popular local cafes and The Basin restaurant...

- \* Beach & Surf Views - Enjoy leafy parkland views across to the beach, surf and ocean
- \* Outdoor Living - Relax with the sound of the waves and ocean views on the large sundrenched wraparound balcony with glass balustrading
- \* Open Plan Living - Spacious open plan living, dining and kitchen with bamboo and tile flooring and opening to terrace



**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**

Guide \$1,350,000 - Surf & Beach Views

**View**

[ljhooker.com.au/2VW7F6K](http://ljhooker.com.au/2VW7F6K)

**Contact**

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**LJ Hooker Monavale**  
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- \* Kitchen - Good size well-appointed kitchen with modern touches, perfect for cooking and entertaining with breakfast bar
- \* Double Bedrooms - Two generous-sized bedrooms offering plenty of space, natural light and built-in robes
- \* Bathroom & Internal Laundry - A well-designed bathroom with a large corner bath. Internal laundry and storage area off the kitchen adds to the convenience and comfort
- \* Oversize 1.5 car garage with remote access, workshop, under-stair storage and shelving
- \* As per contract : Total 105.9sqm - 77.1sqm Internal & Balcony / 28.8sqm Garage & Storage. Please note the balcony has since been extended, we are awaiting updated increased balcony sqm.
- \* Strata Rates \$1,508.33 p/qtr approx. / Council Rates \$424.50 p/qtr approx. / Water Rates \$169.03 p/qtr approx.

With the beach so close to your doorstep and the park as your backyard, this is the ultimate in low-maintenance beachside living. Don't miss the chance to secure this 'slice of paradise' ... perfect to live in as is, or an ideal investment opportunity for astute purchasers.

Contact us today for more information and to arrange a viewing!

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

Property ID	2VW7F6K
Property Type	Unit

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STRATA INSPECTION  
TO THE PROSPECTIVE PURCHASERS OF  
5/39 SEABEACH AVENUE, MONA VALE

Strata Inspection have conducted an independent inspection of the Owners Corporation records for the above property on 20/01/25.

Strata Inspection Report	
Download Cost	\$29.00 GST Inclusive
Successful Buyer Extra Cost*	\$220.00 GST Inclusive

\*By downloading this report for \$29.00, you agree that, if you or a person associated with you buy this property, you will pay a Successful Buyer Extra Fee of \$220.00 and the report will be put in your name for indemnity purposes. There is no additional fee if you do not buy the property.

To purchase this report please click the following link:  
<https://stratainspection.com.au/products/5-39-seabeach-avenue>

The report is available at a discounted rate because the vendor has contributed to the cost of the report to make it easier for buyers to carry out their due diligence and potentially make an offer on their property.

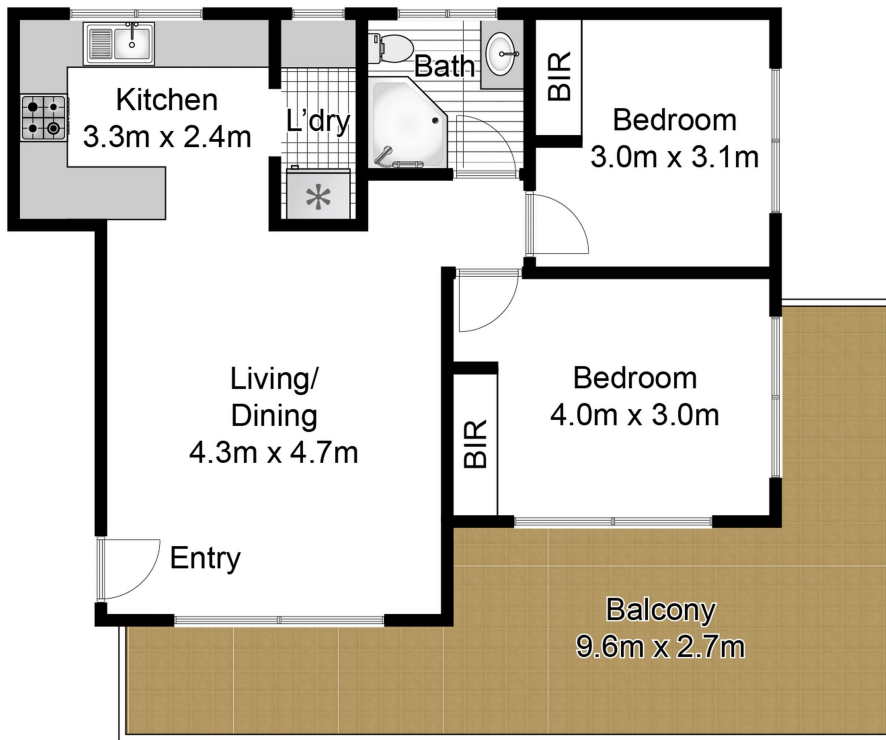
We hold current professional indemnity insurance & our reports are designed especially to assist purchasers and/or their solicitors to make an informed decision regarding the purchase of a property.

Should you have any questions or wish to order a report over the phone, we are contactable on **0423 098 648**.



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**LJ Hooker Mona Vale**  
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(Not In Position)

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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