

**1645 Pittwater Road, Mona Vale, NSW 2103**

STONE

**Sold House**

Thursday, 21 September 2023

1645 Pittwater Road, Mona Vale, NSW 2103

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 4**

**Area: 753 m2**

**Type: House**



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**\$2,133,000**

Discover the perfect fusion of family comfort and lucrative investment\* in this expansive residence. With a versatile open-plan layout, five generous bedrooms, and dual living options, this property caters to the evolving needs of families, homeowners, and savvy investors alike. Enjoy the convenience of a gourmet granite kitchen, light-filled living spaces, and a timber deck overlooking the private garden. The property also features a modern 2-bedroom Granny Flat, providing flexibility for dual family living or a standalone rental income opportunity. Situated just a short stroll from the beach, shops, cafes, and express city transport, this property offers the coveted Northern Beaches lifestyle. With approved side access, off-street parking, and proximity to excellent schools, Mona Vale village, and recreational facilities, this is your prime opportunity for a seamless blend of family home and investment potential.

- Versatile open plan layout with a selection of formal and casual living options-
- Light & bright lounge room including fireplace and gas bayonets, with large North-East facing windows showcasing a leafy aspect-
- Gourmet granite kitchen with gas cooking, large breakfast bar & ample cupboard space
- Dining/kitchen area is extending outside via bi-folding doors for effortless indoor/outdoor living & entertaining
- Timber deck overlooks the private and fully fenced rear garden, perfect for the kids to play
- Five generous bedrooms with ceiling fans, three with built-in wardrobes-
- Two neat and tidy full-sized bathrooms, one with a corner spa-bath and separate shower-
- Large internal laundry with great storage options and direct access to the backyard-
- Massive under-house workshop/storage, off-street parking for up to 2 cars-
- Approved freestanding modern 2-bedroom Granny Flat with side access for privacy and off-street parking for 2 cars-

Set on good size 753sqm block of land (approx.) This property is conveniently set within minutes to several excellent schools and everything that Mona Vale village has offered. Walking distance to the beach, golf course and skatepark, while working professionals can enjoy an easy CBD commute via Mona Vale Road A3 or the B-line bus services.\* The property enables a combined estimated rental income of around \$1960/week. The main House is unoccupied at the moment. The granny flat is currently tenanted. Property photos taken during tenancy, photos for reference purposes only. Disclaimer: The information contained in the advertisement has been obtained from third party sources we deem to be reliable. Stone does not make any representation as to the accuracy of the information, does not accept any responsibility or liability and recommends that any client / interested party make their own investigations and enquiries. All images are indicative of the property only. All dimensions and sizes are approximate and indicative only.