

2/40 Golf Avenue, Mona Vale, NSW 2103

Sold Unit

Thursday, 19 October 2023

2/40 Golf Avenue, Mona Vale, NSW 2103

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



David Bain
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Alle Grace
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\$1,025,000

Positioned in a highly sought after beachside location, this peaceful two-bedroom, mid-century apartment is set on the ground floor of a small block of 6, surrounded in leafy greenery. Tucked away in one of Mona Vale's most desirable cul-de-sacs, opposite Mona Vale Golf Course and steps away from the beach, it exudes a warm and homely, boutique charm. With open plan living and a light-filled, adjoining sunroom/office, this apartment makes for an easy care, lock up and leave lifestyle, with scope to add your own style. Offering the casual, quintessentially Australian, endless summer, the owner has enjoyed many a full moon night stroll or early morning walk from the end of the street, along the beach or by the golf course to the neighbouring Headlands. She's a year round early morning swimmer at Mona Vale Basin and the glorious, Mona Vale rockpool. Golf Avenue continues to attract the golfer, surfer, swimmer or walker and is just moments away to shops, restaurants, cafes, public library and the B-Line transport. -Ground floor, quiet, solid brick building of only 6, private setting-Single under cover car space at rear of quiet complex-Spacious light and airy living/dining room with functional kitchen-Two well-separated bedrooms, both with large built-ins-Tidy bathroom with natural ventilation, dedicated internal laundry-Enclosed balcony ideal sitting area or home office-Live now or rent out while making plans for a stylish revamp-An ideal investment opportunity, consistently in-demand location-Pet friendly complex upon application and approval-Within walking distance to Mona Vale Beach and rockpool, Mona Vale shopping village, Mona Vale Golf Club, cafes, schools, restaurants and Express B-Line buses Water Rates: \$160 per quarter (approx) Council Rates: \$405 per quarter (approx) Strata Rates: \$851 per quarter (approx)