

**5/4-10 Golf Avenue, Mona Vale, NSW 2103**

**Raine&Horne.**

**Townhouse For Sale**

Friday, 16 February 2024

5/4-10 Golf Avenue, Mona Vale, NSW 2103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 114 m2**

**Type: Townhouse**



Ben Spackman  
0299990800



Sam Bruton  
0416070174

## Auction

Presenting a luminous north rear aspect, this meticulously maintained townhouse offers a modern lifestyle of utmost convenience within the sought-after 'Pacific Palms' complex. Showcasing an inviting open plan design, a well-appointed granite kitchen, and accommodation comprising three bedrooms, this residence epitomises contemporary living. Seamless indoor/outdoor integration is highlighted by a private courtyard, perfect for alfresco gatherings, and a balcony overlooking the picturesque Mona Vale Golf Course. Situated mere moments from the sandy shoreline, golfing facilities, Mona Vale Village amenities, and the B-line bus service, this property also enjoys close proximity to local parks and coastal trails. The generous floorplan encompasses airy living and dining areas, flowing effortlessly to the secluded courtyard, ideal for entertaining. The sleek gas kitchen boasts granite countertops and ample cabinetry, while the three bedrooms feature built-in wardrobes, with the master suite offering a balcony with leafy vistas. Additional highlights include, pristine main bathroom with a tub and separate shower, a powder room, understair storage, and a detached double garage. Conveniently located near Pittwater Place shops, the B-line bus stop, and Mona Vale Public School, this residence is also directly across from Mona Vale Golf Club. Rates: Water: \$171.41 per quarter approx. Council: \$403.98 per quarter approx. Strata: \$1,000.00 per quarter approx. Disclaimer: All information contained in this advertisement has either been provided to us by a third-party, or otherwise and we have no reason to doubt it's accuracy but do not take any responsibility for it. All interested parties should rely upon their own inquiries as to whether or not this information is accurate.