

**5 Edwin Ward Place, Mona Vale, NSW 2103**

**Raine&Horne.**

**House For Sale**

Saturday, 13 January 2024

5 Edwin Ward Place, Mona Vale, NSW 2103

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 751 m2**

**Type: House**



Ben Spackman  
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## For Sale - Contact Agent

Well-presented home in delightful cul-de-sac situated close to the waterfronts of Rednal Street, while only a moments to Winji Jimmi Bay Park and Winnererremy Bay Park. Enjoy north-east breezes in summer and all that's on offer close to beaches and Pittwater. The property adjoins Edwin Ward Place Park and is close to schools and B-Line buses. Renovated brick and tile home, boasting stylish interiors and exclusive finishes. Stunning ultra modern kitchen, ample cupboards, pantries and drawers, vast Caesar stone bench tops, to the gourmet chefs delight. New Bosch ovens and microwave and new carpet. Bi-fold doors open to a large entertaining room with glass sliding doors and skylights - great for entertaining. Two living areas, two bathrooms, plus an additional downstairs powder room and New York style laundry. Featuring exclusive Italian tiled floors (under floor heating) throughout the open plan designed living, dining and study area. 3 bedrooms upstairs, all with built-ins plus a study/4th bedroom downstairs. The main bedroom has a walk-in wardrobe and ensuite. Split system reverse cycle air conditioners and ceiling fans. Built-in designer tv cabinet in lounge/dining area. Gas heater and gas cook top and range hood. Bosch electric oven and built-in microwave/ oven, dishwasher. The double garage has direct access to the kitchen. Lots of off-street parking for caravans, boats and other vehicles. Huge under ground storage area may be developed further (STCA). Double glazing on windows for extra comfort and under floor heating. This complete package with low maintenance grounds ready to move into. Inclusions: gas heater, gas cook top and range hood, Bosch electric oven and built-in microwave/oven. Two split system reverse cycle air-conditioners, ceiling fans, insect screens, light fittings, fixed coverings, tv antenna, dishwasher, clothes line, light fittings, fixed floor coverings. Inspect by private appointment only. Rates: Council - \$590.98 per quarter approx. Water - \$173.29 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.