

**68 Waratah Street, Mona Vale, NSW 2103**

**Raine&Horne.**

**Townhouse For Sale**

Friday, 22 March 2024

68 Waratah Street, Mona Vale, NSW 2103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 240 m2**

**Type: Townhouse**



Ben Spackman  
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## For Sale \$2,100,000 - \$2,200,000

Situated in the highly sought-after 'Woodlands Estate' within the heart of Mona Vale, this north facing three-bedroom home is the quintessential downsizer, just moments to Mona Vale shopping village. Light filled & spacious throughout, this Torrens-Title property boasts easy maintenance living, convenience and is suitable for those looking for a lock-up and go lifestyle. The versatile floorplan offers a spacious open plan living room which adjoins a second lounge / dining area, with an array of large windows and French doors opening to the oversized courtyard, perfect for relaxing or entertaining. The roomy kitchen has great functionality with an adjacent casual sitting / dining space, connecting guests with the chef of the home. On the upper level, you will find an oversized master bedroom with ensuite and private balcony, and a distant ocean view, while bedrooms two & three share a well-kept main bathroom. Bedroom two also enjoys its own covered balcony, and all three bedrooms have reverse cycle aircon, ceiling fans and built-in robes. The home includes a spacious single garage, as well as off-street parking for two more cars. This stunning home presents the perfect opportunity for downsizers, families, or investors alike and is just moments to schools, the Mona Vale medical hub and many local amenities including Woolworths, Aldi & Coles, cafes, restaurants, Mona Vale Beach, Pittwater foreshore and city transport.

- Lounge and dining space, plus an additional family/meals area
- Oversized north facing courtyard
- Spacious master bedroom with built-in robe, ensuite, aircon and private balcony
- Bedrooms two & three with built-in robes, aircon and one with balcony
- Main bathroom upstairs with separate bathtub and shower
- Powder room, private laundry and internal storage downstairs
- Outdoor hot and cold shower
- Large single lock up garage and off-street parking for two more cars
- Within walking distance to Mona Vale's vibrant shopping village, restaurants, beach, Bayview Golf Club, Pittwater foreshore walks and dog park.

Rates: Water - \$173.29 per quarter approx. Council - \$407.60 per quarter approx. Community Fee - \$755.45 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 its 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.