

# 7/4-6 Vineyard Street, Mona Vale, NSW 2103

Laing + Simmons | Young Property

## Apartment For Sale

Friday, 24 May 2024

7/4-6 Vineyard Street, Mona Vale, NSW 2103

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 96 m2**

**Type: Apartment**



Amy Young



Matthew Young  
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## **Auction Guide \$1,100,000**

This could be the best of village living by the beachside. Amazingly central to vibrant Mona Vale shopping village and with easy access to the oceanfront, this beautifully maintained 2-bedroom apartment within the Rock Lily complex offers quality, calm and convenience. Its private second floor position is set back from Pittwater Road, ensuring a haven of sanctuary. At the same time, lifestyle choices are abundant. Enjoy the buzz of the shopping village, where you can simply walk to everything. Take your pick from a relaxed coffee to a cosy dinner venue or a browse in the local boutiques. If you wish to explore further afield, a short walk will have you on the B-line bus to the city. With beautiful light streaming in from the North-facing balcony, relaxed entertaining with ocean air is guaranteed. Overlooking a sparkling in-ground pool and communal garden, it flows seamlessly to the open plan living and dining area. Soak up day-long sunshine here, from a morning coffee through to lazy afternoons with a book, to leisurely evening BBQs. A gas kitchen with fabulous storage complements the space. With deep spacious proportions, the main bedroom is a true retreat. Enjoying its own private balcony, spacious walk-in dressing room and shower ensuite, it's a generous space to unwind in. The sunny second bedroom is adjacent to the main bathroom and internal laundry, plus you have access to a lockable double car space with secure underground parking. Make the most of the gorgeous Mona Vale beachside, with a newly revamped surf club along with magnificent views on headland walking trails. Access vital services along with an RSL, golf and bowling club, plus a hotel, library and public school within the village precinct. Beachside living at the heart of it all. + Premium apartment with swimming pool in complex + Spacious master with ensuite, walk in & study nook + Open plan living/dining flows to pool-view balcony + Underground parking with side by side garage + Relax on gorgeous Mona Vale Beach (1.3km) + Walk to village shops, cafes & services (400m) + Walk to city-bound B-line buses (400m) + Convenient proximity to clubs, schools & services

Levies: + Strata Levies \$1,541pq (approx) + Council Rates \$404pq (approx) + Water Rates \$173pq (approx)

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.