

9 Rowan Street, Mona Vale, NSW 2103



House For Sale

Friday, 15 March 2024

9 Rowan Street, Mona Vale, NSW 2103

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



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Tucked into a level, 1,132sqm parcel, this duplex offers a rare opportunity to capitalise on two homes with one title; it's an exciting dual-occupancy option that will appeal to extended families, owner-occupiers seeking high-yield rental income, larger families with a simple conversion into one expansive residence or a small business seeking dwelling and separate office facility. Each dwelling includes a double carport, ceiling fans, gas bayonets, and little to no electric bill with 30 solar panels. Set well back from the road at the tip of a private drive, it's a short level stroll to Mona Vale's shops, cafes, primary school and beach.

Ground floor: A light drenched layout with dual living zones and bifolds to the alfresco deck; there are three bedrooms, all with built-in robes and ceiling fans, along with two bathrooms. The modern granite, open plan kitchen is fitted with thick stone benchtops and a casual meals bar; the lush lawns are fully fenced and child-friendly.

Top floor: Fully renovated in 2014, the upper level boasts soaring ceilings and a free-flowing layout with two distinct living areas. This floor features two double bedrooms, one with built-in and both with ceiling fans, reverse cycle air conditioning plus one bathroom and a powder room. The kitchen is spacious and modern with granite benchtops, 11ve gas range and loads of storage space.

- Ground floor: fluid, open layout and two spacious living zones - North aspect with bifolds to alfresco deck + secure level lawns- Granite kitchen, three dbl bedrooms with BIRs and ceiling fans- Two bathrooms, double carport, circular driveway, solar- Top floor: free-flowing interiors crowned by high, raked ceilings- Fully renovated; two lounges and a modern, granite, open plan kitchen- Two double bedrooms, one with BIR, both with ceiling fans plus one bathroom and powder room- Double carport, solar, reverse cycle air con, gas bayonets- DA approved for dual-occupancy; each unit separately metered- Ideal for extended family or owners seeking passive income stream

Disclaimer: Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries.