

**15/44-46 Golf Avenue, Mona Vale, NSW, 2103**



**Apartment For Sale**

Thursday, 29 August 2024

15/44-46 Golf Avenue, Mona Vale, NSW, 2103

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**

## Bright and Airy Coastal Retreat with Beach Views

Perched on the top floor of a highly sought after beachside complex, this sun-drenched apartment embodies effortless coastal living. Boasting a generous 103sqm of living space plus a spacious balcony, it offers a total of 132sqm on title.

Nestled between Mona Vale Golf Course and the golden sands of Mona Vale Beach, enjoy the best of both worlds - ocean views with lush green scenery. A short stroll takes you to the beach, perfect for morning surfs or sunset walks.

- \* New carpet and lino flooring (not shown in photos)
- \* Upgraded exterior sliding doors and windows
- \* Bright and light-filled with a north-east aspect
- \* Separate kitchen adjacent to open-plan living and dining
- \* Generous-sized balcony for entertaining
- \* Spacious master bedroom with balcony access
- \* Captivating beach views from the master bedroom, living room, and kitchen
- \* Original style, well-maintained bathroom and separate powder room
- \* Internal laundry
- \* Oversized double garage with storage
- \* Secure intercom entry
- \* Beautifully maintained gardens and lawn areas

Enjoy refreshing sea breezes in summer and warm sunshine in winter, with easy access to the new Mona Vale Surf Club and the newly renovated Golf Club, as well as nearby supermarkets, cafes, boutiques, and the B-Line express bus to the city.

See this exceptional property for yourself - arrange a viewing today.

### Disclaimer:

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