



## FOR SALE

### STUNNING FAMILY ENTERTAINER

This near new home offers something for everyone!

Featuring open plan living at its best, this modern residence is sure to appeal to a variety of Buyers.

You will be impressed by the contemporary design from the moment you step inside this immaculately presented and stylishly appointed home, with features such as skylights and stacker doors to enhance light and air flow.

Entertainers will love the quality stone kitchen and the seamless connection of the living area to the alfresco setting, providing generous space to relax with family and friends while the manicured gardens ensure the utmost in privacy.

Enjoy year-round comfort with the option of using the gas heating or the multi-zone ducted system to stay toasty warm in winter or cool down in summer.

Features include:

- Comfortable living and dining zones flowing seamlessly to full width timber look deck
- Large lounge / media room informally separated from the remainder of the living space
- Sleek stone top kitchen, featuring a glass splashback and electric / gas appliances
- Huge master bedroom with a sunny and private outlook, external access, walk in robe and modern en-suite
- Three additional generously proportioned bedrooms, all with built in robes
- Large family bathroom tiled from floor to ceiling
- Low maintenance, fully fenced rear garden is ideal for children and pets
- Spacious automatic double lock-up garage with an internal entry and additional storage
- Ducted air conditioning / heating and gas heating
- Grey water waste system

Your new home awaits and is only a 5 minute drive to Mona Vale Shopping Centre and the B-Line bus offering fast and regular transport to Sydney CBD and 7 minutes to Mona Vale Beach.

Private viewings only. Call 1300 044 140 to register your interest.

4 BED | 2 BATH | 2 CAR

PRICE:

\$2,100,000 - \$2,250,000

OPEN FOR INSPECTION:

N/A



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FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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All enquiries must be directed to the agent, vendor or party representing this floor plan.



### 3 Wallaby Circuit

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.