

# We are COVID Safe

Please note that we always follow COVID Safe practices and ask that you adhere to these requirements.

## Conditions of Entry:

Masks must be worn in the property at all times



Check in is mandatory



Please use the sanitizer wipes provided and refrain from touching any surfaces



Northern Beaches Agent

@realty



# SOLD

## WELCOME HOME

If you've been searching for the ideal family home that is close to the wonderful lifestyle Mona Vale has to offer, then start packing and get ready to move because here it is! There is nothing to do but move straight in.

Offering everything you could want in a home, you'll love all the extra space and added features of this exceptionally well-looked after property that is located in an elevated position on the high side of the street.

With a spacious living area on the main level boasting an abundance of natural light, you'll have plenty of opportunity to relax in your new home. The modern kitchen complete with marble bench tops, Miele appliances and extra cupboard space will appeal to the avid entertainer.

For those working from home, the added downstairs living area could be used as a home office (complete with separate entrance), or let the kids enjoy this space as their own breakout area with an attached bedroom.

The private decked alfresco and swim spa will no doubt become the ultimate lockdown family party hang out and you'll be enjoying the BBQ just in time for the warm summer months! There's plenty of space for the children to play and your fur babies to run around in the fully fenced and tranquil yard.

### Features include:

- Three light filled bedrooms upstairs with built in wardrobes
- Master bedroom with ensuite
- Downstairs living area with another large separate bedroom and private entrance (ideal as home office, parent / teenage retreat / guest accommodation)
- Polished timber floorboards throughout
- Family bathroom with spa, separate shower and separate WC
- Dual zone ducted air conditioning
- Covered alfresco with deck
- Front verandah
- Sparkling 6 metre swim spa
- Solar panels
- 1,000L water tank

4 BED | 2 BATH | 2 CAR

PRICE:  
\$2,750,000

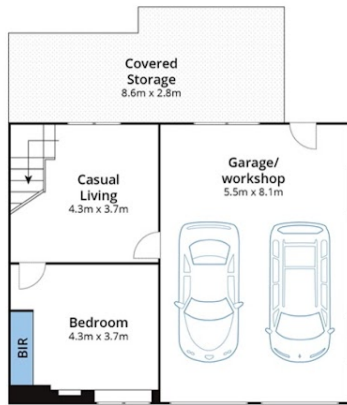
OPEN FOR INSPECTION:  
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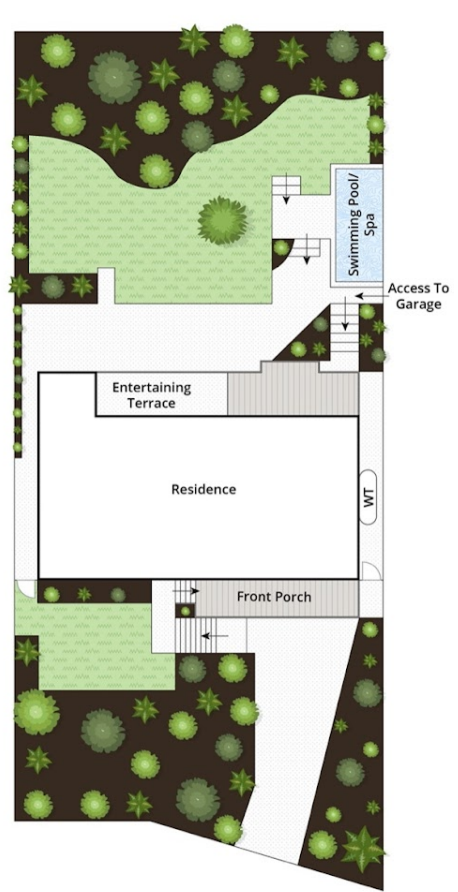
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Entry Level



Ground Level



Site Plan

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

## 57 Samuel Street, Mona Vale

  
Northern Beaches Agent



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.

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