



Beachside Living And Entertaining At It's Best With Granny Flat



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## 4 Grandview Parade, Mona Vale

Sold

There's space to live and grow in this updated beachside home, making it a perfect opportunity for a young family, with a council approved two-bedroom granny flat ideal for blended families or income. Facing north and bathed in sunshine, the welcoming interiors have been updated for modern living with spaces to relax, retreat, play and entertain. It has been designed to adapt to a family's changing needs and ready to be enjoyed while offering exciting scope to update/extend into the dream coastal home (STCA). It's superbly located 800m to Mona Vale Beach, minutes to village shops, schools and express buses bound for Manly and the CBD.

- A sunny disposition, separate lounge and dining areas
- Modern kitchen with gas cooktop overlooks the rear yard
- Three peaceful bedrooms, lower level fourth bedroom
- Approved two-bedroom granny flat for blended families or income
- Deep, child friendly garden with ample space to relax, play and entertain
- Single lock up garage, timber floors, high ceilings

**Property ID:** L20638171

**Property Type:** House

**Building / Floor Area:** 124

**Garages:** 1

**Open Parking:** 1

**Land Area:** 696.0 sqm

**Ben Spackman**

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- Promotes relaxation, designed with family living in mind
- Ready to move straight in, offers plentiful scope to add value

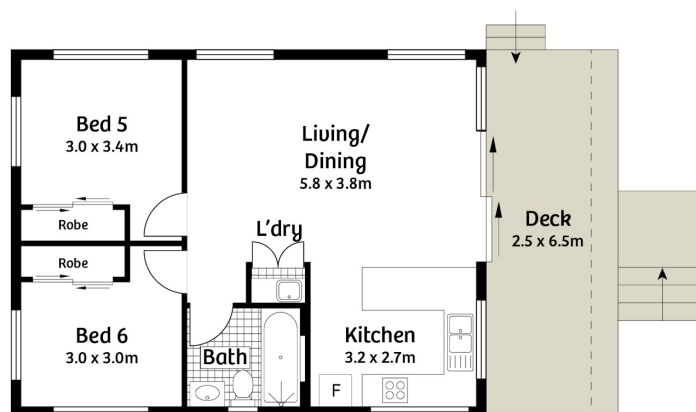
Rates:

Water – \$171.41 per quarter approx.

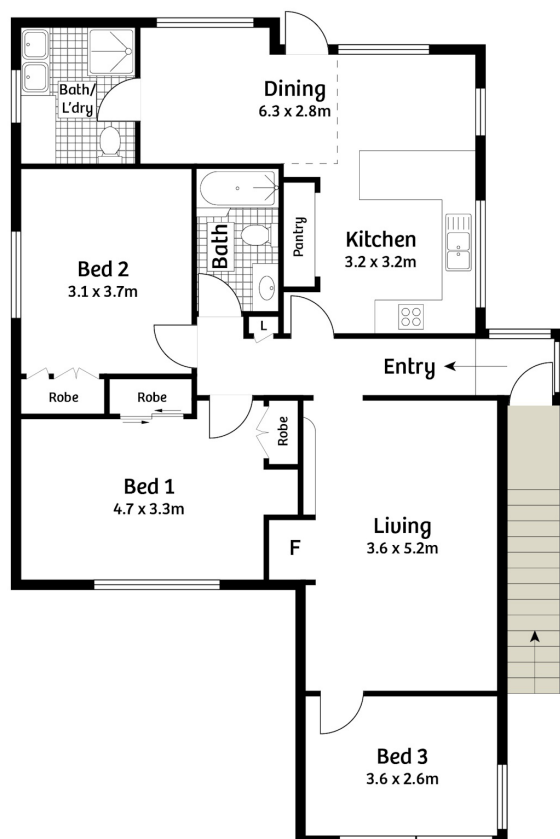
Council – \$655.50 per quarter approx.

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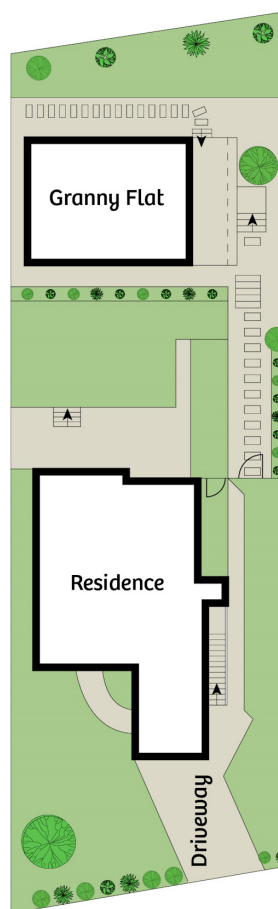
# 4 Grandview Parade, Mona Vale



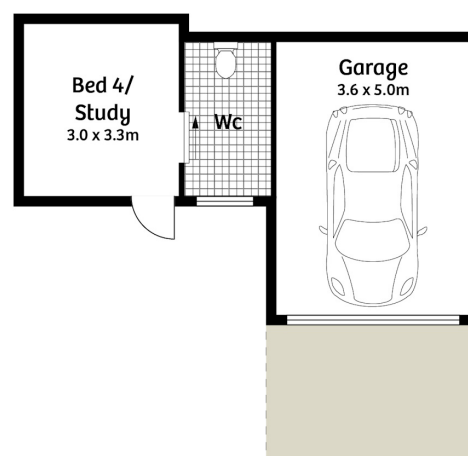
Granny Flat



Upper Level



Site Plan



Ground Level



Approx. Internal Area 124sqm  
Approx. Land Area 696sqm

Whilst [bwwm.com.au](http://bwwm.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.

**Raine & Horne**