

Auction on-site 6pm Wednesday 31 July



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## 49 Minkara Road, Bayview

Sold for \$2,700,000 (Aug 01, 2024)

Nestled in the heart of Bayview, this enchanting retreat offers a harmonious blend of tranquillity and contemporary comfort. The residence boasts a luminous floorplan with lofty 4.4m high ceilings, comprising four expansive bedrooms – two with built-in wardrobes and two with walk-in wardrobes. The upper level showcases a formal lounge and dining area with access to a spacious balcony, offering sweeping views of Ku-ring-gai Chase National Park. This area seamlessly transitions to a meticulously maintained modern kitchen, complete with a walk-in pantry and dining space. On the lower level, discover the quintessential casual living area, ideal for a parent or teens' retreat, with direct access to the generously proportioned backyard and pool. Additionally, enjoy the convenience of internal access to the oversized garage. This well-appointed family home presents an ideal opportunity for those seeking to immerse themselves in the serene enclave of Bayview, while remaining just moments away from the vibrant energy of Sydney's Northern Beaches.

- Elegant formal dining and living area featuring ducted air conditioning vents and access to a balcony that offers breathtaking views of Ku-ring-gai Chase National Park
- Stylish modern kitchen equipped with ample storage, a walk-in pantry, and a casual dining area for relaxed meals
- Master bedroom complete with a dressing room, ensuite bathroom, and leafy outlook

Property ID:	L26427423
Property Type:	House
Garages:	4
Land Area:	4698.0 sqm

### Sam Bruton

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- Second bedroom featuring a walk-in robe, ensuite bathroom, and access to a charming front patio
- Third bedroom enhanced with a ceiling fan and a convenient walk-in robe, while the fourth bedroom offers a built-in robe for ample storage
- Comfortable downstairs living area boasting a gas fireplace, providing an ideal retreat for parents or kids.
- Well-presented front patio plus spacious backyard with an easy maintenance pool, perfect for outdoor relaxation and entertainment.
- Practical features include a spacious internal laundry, lofty 4.4m high ceilings throughout, and ducted air conditioning vents in all bedrooms, living & kitchen
- Impressive oversized lock-up garage with space for four cars and a convenient workbench area.
- Ideally situated just moments away from Pittwater High School, Bayview Golf Club, and the vibrant amenities of Mona Vale Village

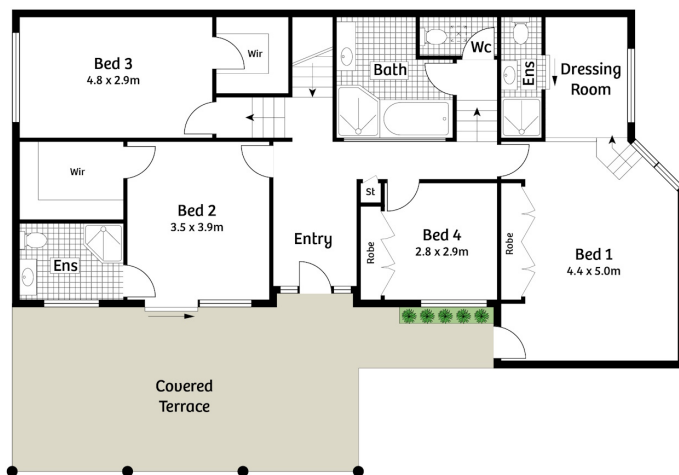
Rates:

Council – \$635.80 per quarter approx.

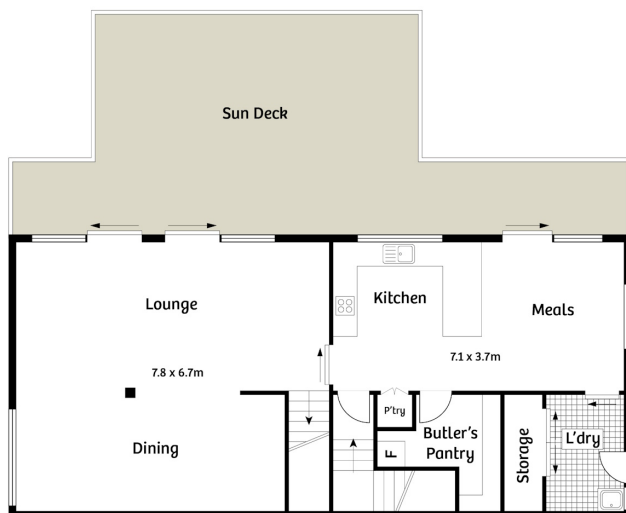
Water – \$17.64 per quarter approx.

Disclaimer: All information contained in this advertisement has either been provided to us by a third-party, or otherwise and we have no reason to doubt its accuracy but do not take any responsibility for it. All interested parties should rely upon their own inquiries as to whether this information is accurate.

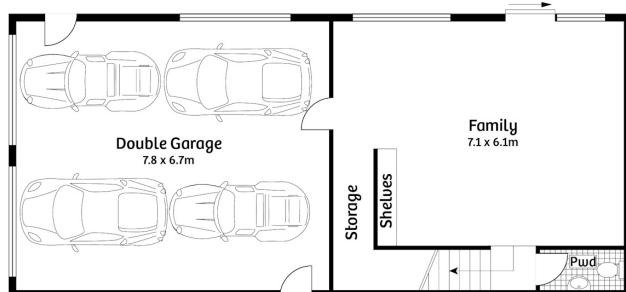
# 49 Minkara Road, Bayview



Upper Level

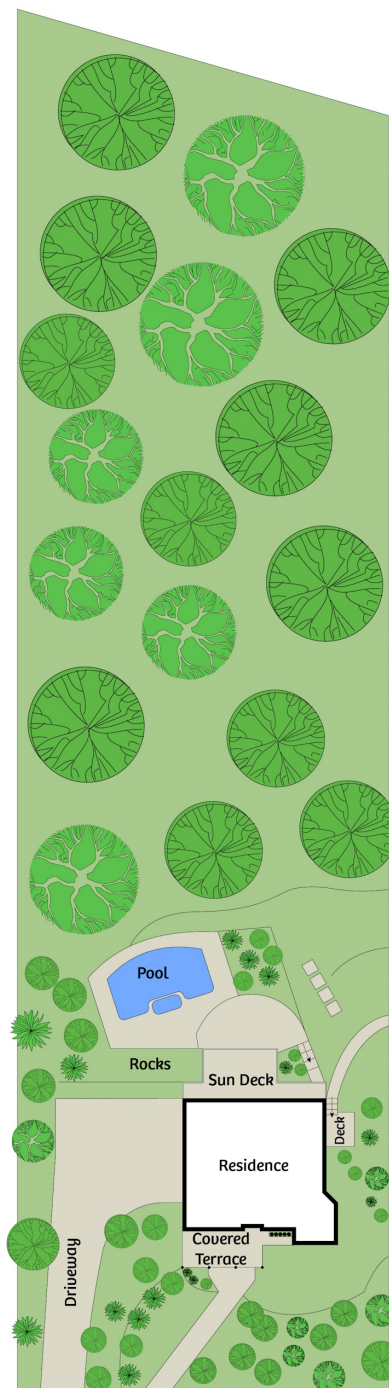


Middle Level



Under House Storage

Lower Level



Site Plan

Approx. Internal Area 330sqm  
 Approx. External Area 98sqm  
 Approx.Total Area 428sqm  
 Approx. Land Area 4703sqm

Whilst [bwrn.com.au](http://bwrn.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**