



## Sun Drenched Ground Floor Garden Apartment



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**1/1731 Pittwater Road, Mona Vale**

**Sold for \$1,656,000 (Aug 27, 2024)**

Nestled in the heart of Mona Vale, this charming ground floor apartment epitomizes the perfect balance between tranquillity and convenience. Bathed in natural light, the property boasts an inviting open floorplan, seamlessly blending the living, dining, and kitchen areas with the alfresco dining space and courtyard, ideal for both entertaining guests and enjoying peaceful moments of solitude. The master bedroom features a spacious ensuite, a built-in wardrobe, and direct access to the courtyard, while bedrooms two and three also offer built-in wardrobes. Whether you're an upsizer, downsizer, or investor, this apartment presents an excellent opportunity for a low-maintenance lifestyle, just moments away from the vibrant energy of Mona Vale Village.

- Spacious open-plan living, dining, and kitchen area with direct access to the courtyard
- Contemporary kitchen equipped with gas cooking and Smeg appliances, an island bench, and generous storage space
- Luxurious master bedroom featuring a built-in robe, ensuite, and courtyard access
- Generously sized 2nd and 3rd bedrooms, both with built-in robes
- Immaculate main bathroom and expansive internal laundry facilities

**Property ID:** L22062835

**Property Type:** Unit

**Garages:** 2

**Ben Spackman**

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- Sun-drenched courtyard boasting alfresco dining options and elegant sandstone pillars
- Pet friendly
- Complete with ducted air conditioning, a convenient study nook, and secure parking for two cars plus a storage cage
- Just a 350m stroll to Mona Vale Village, offering a plethora of shops, restaurants, cafes, and schools
- Easy access to transport with a B-line bus stop only 300m away, connecting you to various parts of Sydney

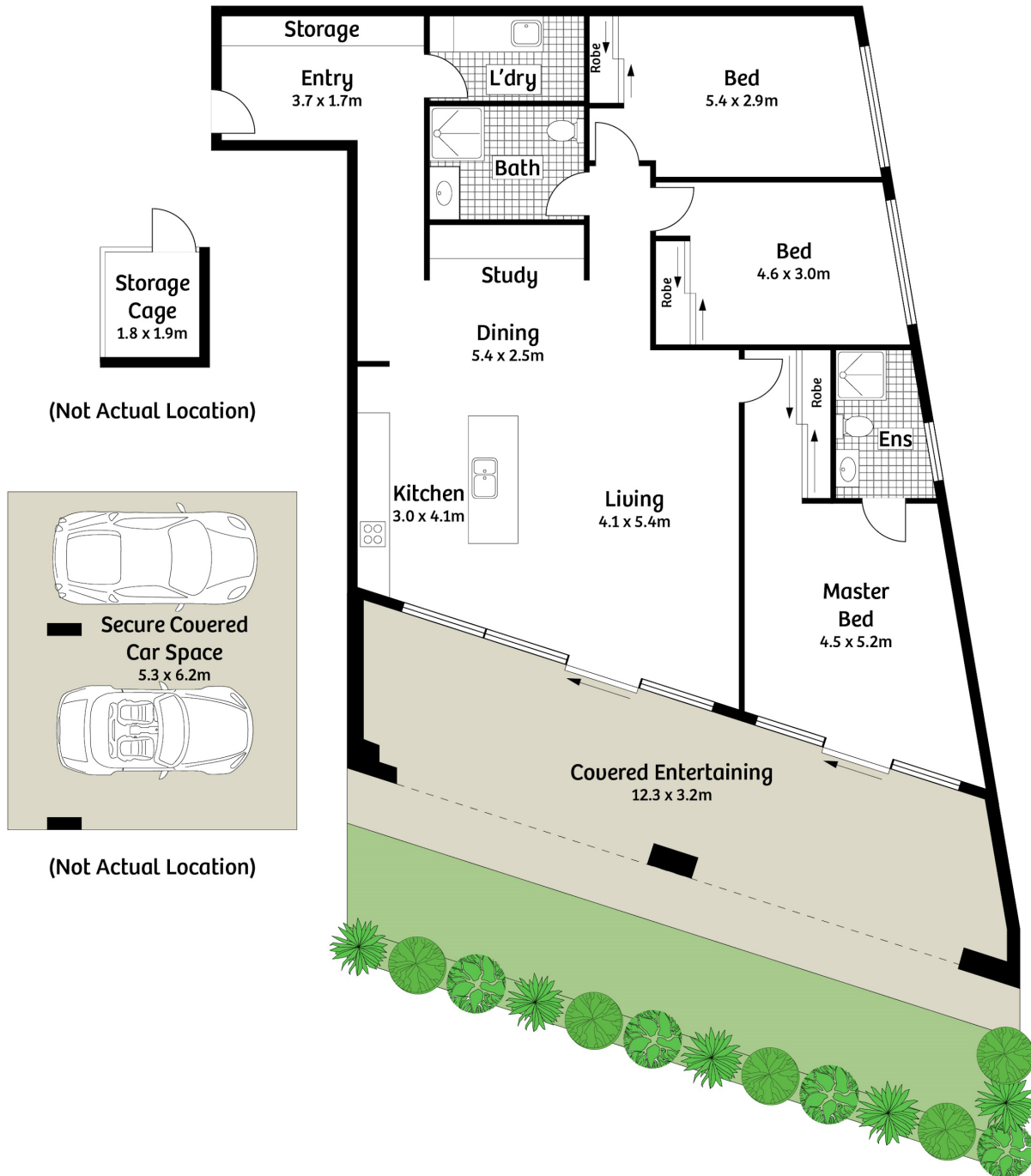
Rates:

Council – \$429.93 per quarter approx.

Water – \$171.41 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 it's accuracy but do not take any responsibility for it. All interested parties should rely upon their own inquiries as to whether or not this information is accurate.

1/1731 Pittwater Road, Mona Vale



(Not Actual Location)

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Approx. Internal Area 132sqm

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**