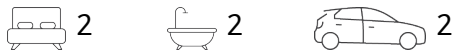




Unique, Luxury & Convenience



9/41-49 Darley Street East, Mona Vale

Auction Guide: \$2,495,000

Situated within Northern Beaches iconic edifice “The Cove”, this palatial two-bedroom townhouse is the epitome of luxury and comfort located just moments to the stunning Mona Vale Beach. Boasting 5.8m high ceilings, this beautifully curated New York style townhouse is the perfect home for a small family or those looking to downsize into the ultimate haven. Saturated in natural light, the property enjoys open plan living with a gas fireplace and dining space which cleverly harmonises with the spacious front courtyard, perfect for entertaining guests or to simply enjoy the sunshine. The master bedroom downstairs has access to the tranquil rear courtyard through floor to ceiling French doors, the ideal space for your morning coffee. Upstairs, you’re greeted with a sizable mezzanine area suitable as an office space or additional lounge that leads to an oversized sunlit second bedroom, with an A/C unit and separate bathroom, making upstairs the quintessential retreat. Surrounded by beautifully manicured gardens within the complex, you’re only moments to the golden sands of Mona Vale Beach, Mona Vale Golf Course and Mona Vale Village, plus minutes to the B Line bus stop, connecting you to every part of Sydney. This property provides a convenient and relaxed lifestyle with all things necessary just moments from your doorstep.

- Open plan living/dining with 5.8m high ceilings, flowing through to front courtyard
- Modern kitchen with Miele gas stove top and SMEG oven plus ample storage

Property ID:	L32490001
Property Type:	Townhouse
Building / Floor Area:	203
Garages:	2

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- Carpeted master bedroom A/C, ceiling fan, with built-in wardrobes, ensuite and access to rear courtyard
- Carpeted second bedroom with A/C, ceiling fan, built-in wardrobes and adjoining bathroom
- Internal laundry and powder room located downstairs
- Spacious and versatile mezzanine level, perfect as a second living area, home office, family retreat, or guest space with a sofa bed
- Ample storage throughout
- Two secure underground parking spaces, plus a storage cage
- 350m to Mona Vale Beach, 450m to Mona Vale Village and 500m to south bound B Line bus stop.

Rates:

Council – \$461.08 per quarter approx.

Water – \$199.68 per quarter approx.

Strata – \$3,066.10 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 this information is accurate.