

Prime Development Opportunity - Level Block With Endless Potential (STCA)

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46 Waratah Street, Mona Vale

Sold for \$3,100,000 (Oct 13, 2025)

Occupying a sun-drenched, level parcel in a sought-after street, this property represents an outstanding opportunity (STCA) for developers, investors, or those seeking to capitalise on a premium Northern Beaches address.

The existing single-level home is neat, functional and surrounded by lush established gardens, offering immediate rental or live-in potential while future plans take shape. With its generous land size, wide frontage and prime position amidst quality homes, the site offers exceptional redevelopment potential (STCA).

Property Highlights:

- Level parcel of land with easy site access
- Existing home with timber flooring and open plan living
- Private, sunlit garden
- Quiet family-friendly setting close to transport, schools, and shopping
- Opportunity to redevelop or build multiple dwellings (STCA)

Property ID:	L35812526
Property Type:	House
Garages:	2
Open Parking:	2
Land Area:	735.0 sqm

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- Highly desirable location, surrounded by quality modern homes

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