



40 Maxwell Street Mona Vale, NSW 3 1 2

### Exceptional opportunity on an expansive block

Positioned in one of Mona Vale's best streets is this expansive 733sqm block of level land holding a modest home ripe for a full renovation project, with unlimited scope to knock down and realise a dream family residence. This is a fantastic opportunity enjoying close proximity to Mona Vale Village shops, beaches and a selection of excellent schools.

- Quiet leafy street, deep and wide block capturing dual north and east aspects
- Ample space to build a new home with a pool, entertaining and backyard
- Current home boasts a solid brick foundation perfect to fully renovate upon
- Original timber floors, comfortable open living and dedicated dining space
- Good-sized bedrooms, studio, under house storage, tandem off-street parking
- Just a short walk to Mona Vale village shops and eateries, schools and transport
- Close to sports and recreation facilities, Mona Vale and Warriewood beaches
- Scope to add a granny flat (STCA)

Price: Contact Agent



**Eddy Piddington**

0414 333 907



**Trent McKay**

0419 288 867





The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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stonerealestate.com.au

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SITE PLAN

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



LOWER LEVEL



(NOT IN POSITION)



ENTRY LEVEL