



1 Foley Street Monavale, NSW

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### Single level brick family abode in the heart of Monavale

Set back from the road and situated only a stone's throw away from the heart of Monavale village lies a welcoming family residence that embraces single-level living and relaxed indoor/outdoor entertaining.

This generously proportioned home boasts a versatile floorplan, lush level lawns and garden with a Northerly aspect, and a massive, 360-degree wraparound covered porch, located on a large 708sqm (approx.) block of land.

- Expansive living and dining area boasting a fireplace, seamlessly extending outdoors
- Child-friendly, secure level lawns, perfect for kids and pets
- Open-concept kitchen with skylight and a charming breakfast bench overlooking the living space
- Three bedrooms, each with its own porch area and garden access
- Oversized master bedroom with ensuite and massive BIR
- A separate home office with built in storage adds to the appeal of the home, perfect for modern working requirements

**Price:** SOLD  
**Council Rates:** \$465.00 p/q  
**Water Rates:** \$171.00 p/q



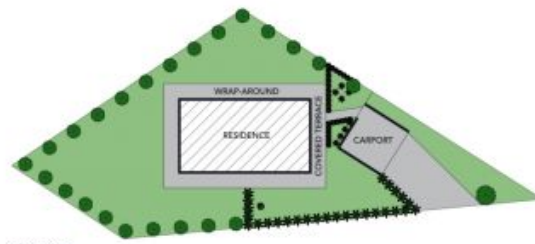
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Site Plan



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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Mona Vale



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.