



45 Vineyard Street Mona Vale, NSW

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Dual living + studio space

INSPECT ANYTIME VIA PRIVATE APPOINTMENT

An amazing opportunity presents itself here. A meld of mid-century architecture with contemporary notes, this striking family residence is dominated by a uniquely designed edible garden completed with lawn, bbq and kids play area. Offering a flexible layout that can be utilised as a large home or may house two families whilst combining an additional studio space.

Positioned over a sprawling 734sqm block the home provides year round alfresco living and sun drenched Northerly aspect.

There is so much on offer with the main house consisting of six bedrooms, two bathrooms, powder room and three living areas - perfect for a larger or extended families. A relaxed, second living zone, includes a wet bar and both levels extend to wide balconies and covered courtyard, each overlooking lawns.

The studio/rumpus room holds a separate entrance with additional bathroom. Considered a smart property as a whole whilst offering a smart investment opportunity.

Call to arrange a private viewing anytime. ...

Price: For Sale
Council Rates: \$590.40 p/q
Water Rates: \$177.12 p/q



Simone Sinclair

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ENTRY LEVEL



UPPER LEVEL



GROUND LEVEL

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.

45 Vineyard Street, Mona Vale



STONE