

**33 Seabeach Avenue, Mona Vale, NSW, 2103**

**Block Of Units For Sale**

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STONE

33 Seabeach Avenue, Mona Vale, NSW, 2103

Type: Block Of Units



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## Prime investment opportunity - block of 11 inviting apartments

Seize a unique investment opportunity to acquire a full block of 11 apartments, ideally positioned for strong rental yields and capital growth. Situated in the thriving suburban area of Mona Vale with proximity to key amenities and transport links, this block presents unparalleled potential for developers and investors seeking both immediate income and long-term value appreciation.

### Property Highlights

- Total Units: 11 apartments
- Configuration: A mix of 7 two-bedroom units with lock up garages and small courtyards and 4 one-bedroom units with carports under building parking
- Current Status: Fully tenanted, providing steady cash flow from day one
- Potential: Get the uplift through renovating existing apartments or knock down rebuild or reconfigure current setup
- Location: Prime location, easy walk to Mona Vale Beach/Basin, with public transit, shopping centres, schools, parks and beaches all close by

### Investment Potential

- High Demand Area: This area shows strong rental demand due to its lifestyle appeal and connectivity
- Income Security: Enjoy reliable rental income with established tenants and property management in place
- Development Scope: Potential to convert units for luxury rentals or upscale to sell as individual condos or knock down and supply a premium product to the market

### Why This Block?

In a market where standalone investment opportunities are scarce, this entire block allows for economies of scale, reducing per-unit costs and increasing potential returns. Perfect for a seasoned investor or a developer ready to capitalize on an area with rising property values.

### About The Area

Nestled along the stunning coastline on the beachside of Pittwater Road, 33 Seabeach Avenue Mona Vale presents an exceptional coastal lifestyle blending vitality with tranquillity. This beautiful suburb offers easy access to an array of natural attractions, from Mona Vale Beach with its rolling surf and rock pools to the nearby tranquil waters of Pittwater, ideal for boating, kayaking, and fishing. The green spaces and coastal parks along the peninsula invite outdoor enthusiasts to explore walking trails with scenic ocean vistas and lush surroundings.

Mona Vale is also home to a vibrant community hub, with the village centre offering a selection of trendy cafes, restaurants, boutique shops, and essential services. For golf aficionados, Mona Vale Golf Club provides a scenic 18-hole course where players can enjoy the game against a backdrop of sweeping ocean views. With convenient transport links, Mona Vale provides easy access to the Northern Beaches and Sydney's CBD, ensuring both a relaxing lifestyle and urban convenience.

### Schedule a Viewing

Don't miss out on this rare chance to own a fully rented block of modern apartments. Reach out today to explore the numbers, arrange a site visit, and discuss the investment potential in detail.

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