

**1625 Pittwater Road, Mona Vale, NSW 2103**

**Cunninghams**

**House For Sale**

Wednesday, 8 January 2025

1625 Pittwater Road, Mona Vale, NSW 2103

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 556 m2**

**Type: House**



Matt McEwan  
0411231231



Jane Gamson  
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## Auction Guide \$1,750,000

**FIND.** Located just a 450-metre walk from the sand of Mona Vale Beach, this versatile home offers the perfect blend of lifestyle, investment potential, and opportunity for growth. With a flexible layout, newly renovated interiors, and a separate self-contained granny flat, it's ideal for families or investors alike. Whether you choose to move straight in, or add value, its prime location near healthcare facilities, Mona Vale Golf Club, and a range of local amenities ensures a truly enviable Northern Beaches lifestyle.

**LOVE.** This home combines modern updates with functional design and scope to add further value. The brand-new shaker-style kitchen with integrated appliances and external access serves as the heart of the home, while three generously sized bedrooms provide comfort with plush carpets and ceiling fans. Multiple living areas, a sunlit eastern terrace, and a private rear deck make entertaining effortless. A separately metered granny flat with its own entrance offers flexibility for rental income or extended family living.

- Just 450m to Mona Vale Beach, close to Mona Vale Golf Club and Urgent Care Clinic
- Three spacious bedrooms, two with built-in robes and plush carpet
- Stylish, newly renovated kitchen with sleek appliances and shaker cabinetry
- Versatile layout with multiple master suite options
- Large main bathroom with a separate bath and shower
- Air-conditioned living area with warm timber floors throughout
- Granny flat with private access and outdoor space for added income potential
- Eastern terrace above the garage and a rear deck for outdoor entertaining
- Lock-up garage, plus off-street parking for three cars, and two storage sheds

**LIVE.** Set in a prime location just a short walk from Mona Vale Beach, this home is surrounded by exceptional amenities. With healthcare facilities like Mona Vale Urgent Care Clinic, Mona Vale Golf Club, and sporting grounds nearby, as well as excellent schools and transport links right on your doorstep, every convenience is within easy reach. Enjoy mornings by the ocean, afternoons on the fairway, and evenings hosting barbecues on one of your own entertaining terraces – all within a welcoming, family-friendly community.

**RATES/SIZE:** Water rates: Approx \$171pq  
Council rates: Approx \$658.80pq  
Size: Approx 556sqm

**ABOUT THE AREA**

- Local Transport:- Buses to City CBD, Chatswood, Manly and surrounds- Buses to Macquarie University via Terry Hills
- Shopping & Dining:- Mona Vale village shops, cafes, restaurants and bars- Mona Vale Hotel- Warriewood Square
- Schools:- Narrabeen North Public School- Narrabeen Sports High School

**WHAT THE OWNER LOVES:-**

- The ideal beachside lifestyle of being just 600m from Mona Vale Beach, with shops, cafes, and transport close by.
- The income potential of the separate granny flat, perfect for guests or extra revenue.
- The stunning brand-new shaker-style kitchen, a sleek, sophisticated space that's the true heart of the home.

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