



MONA VALE  
2/2 Golf Avenue

3  3  2 

## Auction 20th July 4pm Onsite

This well maintained townhouse is perfect for young families, downsizers or anyone seeking a low maintenance lifestyle. Ideally situated opposite the golf course and just a few minutes stroll to Mona Vale village and the beach.

Premier cul-de-sac setting that leads onto Mona Vale Beach

Comprising of 3 generous size bedrooms – Master suite with ensuite

Well presented granite kitchen with ample bench and cupboard space

Light filled open plan living and dining areas

Enclosed outdoor alfresco entertaining area with landscaped gardens

Automatic double lock up garage plus storage

Easy walk to Mona Vale Beach, Mona Vale shopping village, Mona Vale Golf Club, cafes, schools, Express B-Line buses

Strata Admin Fee: \$954.50 approx. per quarter


Council Rates: \$1,415.06 approx. per year

Water rates: \$172.04 approx. per quarter

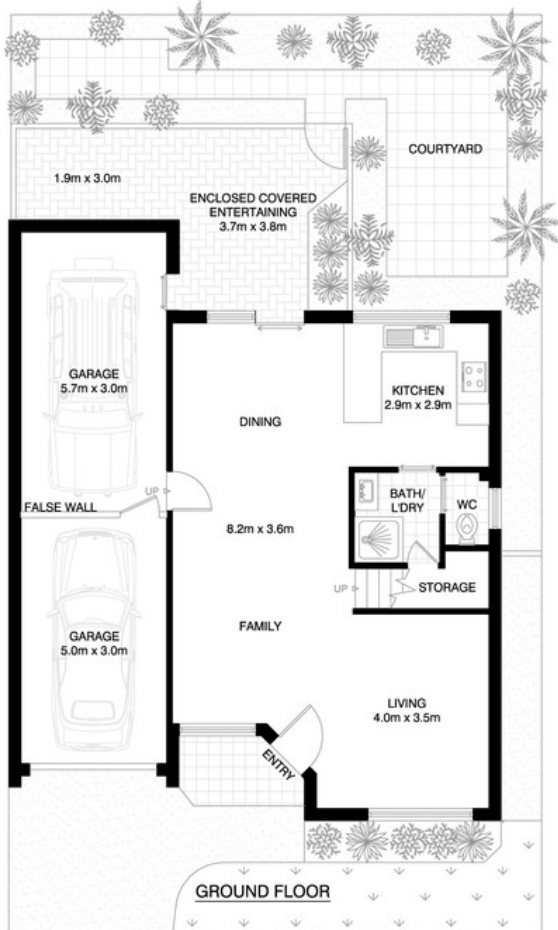
Property ID	20789797
Property Type	Townhouse
Garages	2

### AGENT

**Ben Spackman**

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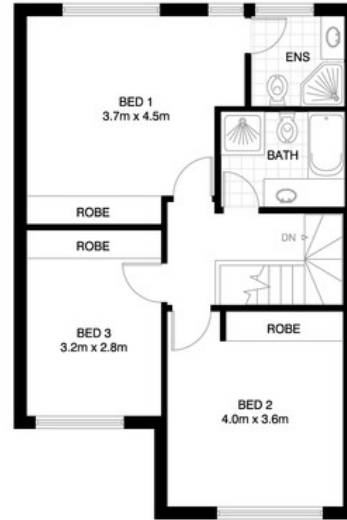


GROUND FLOOR

\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

Floor plan supplied by V-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only.

Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.



FIRST FLOOR

**MONA VALE**  
2/2 GOLF AVENUE

\*INTERNAL FLOOR AREA APPROX 153m<sup>2</sup>  
INCL GARAGE

\*COVERED ENTERTAINING AREA APPROX 19m<sup>2</sup>

\*TOTAL FLOOR AREA APPROX 172m<sup>2</sup>

