



13/34-36 Golf Avenue, Mona Vale

For Sale	Private Treaty
Stats	3 Beds 2 Bath 2 Car
Size on Title	309 sqm Approx.
Ownership Status	Vacant Possession
Age of Property	2007 approx.
No. of Apartments	15
Apartment Level	Ground
Lift Access	No
Strata Manager	Mason & Brophy
Rates Approx.	Council Rates: \$462 pq Water Rates: \$202 pq
Strata	Strata Levies: \$2160 pq Capital Works Fund: \$67,926.72 Admin Fund: \$53,425.44
Heating / Cooling	Ducted airconditioning
Cooking Facility	Westinghouse Gas cooking
Pet Friendly	Yes Strata approval required
Location shops	Opposite Mona Vale Golf Course and easy walk to Mona Vale beach and village
School Catchments	High School Pittwater High School Primary School Mona Vale Public School
Rental Appraisal	\$1,550 - \$1,650 per week approx.
Parking Situation	Double lock up garage with internal access
Additional Features	Open plan interiors, tropical landscaping, two private entertaining areas, three generous bedrooms master featuring walk-in wardrobe and ensuite.
Contact	Nathan Ford nathanford@mcgrath.com.au 0404 696 133 Kelly Mulvihill kellymulvihill@mcgrath.com.au 0435 177 153

*All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee it's accuracy and interested persons should rely on their own enquiries. All distances are approximate.

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