



Potential view from second storey (STCA)



## 53 Elimatta Road **Mona Vale**

bedrooms: 2    bathrooms: 2.5    car parking: 3

Commanding a corner location in one of Mona Vale's highly sought after residential addresses, this unique property is offered to the market for the first time in 60 years.

Basking in full northern sunlight, the original residence lends itself to further improvement and is in close proximity to a wide selection of leisure & sporting amenities. The existing residence offers lounge room, two bedrooms (main with spacious en-suite), kitchen, bathroom, powder room & laundry.

Excellent opportunity to build a substantial family home showcasing breathtaking views from a second storey (STCA). A separate building incorporated on the land would be an ideal artist's studio.

Comprising a land area of 600sqm (approx), 53 Elimatta Road is a short distance to renowned surf beaches, major shopping centre's, hospital, schools and transport.

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**FOR SALE**

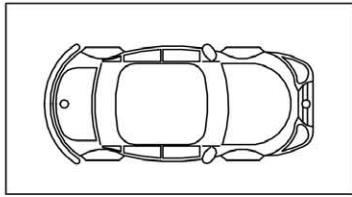
inspect: by appointment

details: [colm@suttonplacerealty.com.au](mailto:colm@suttonplacerealty.com.au)

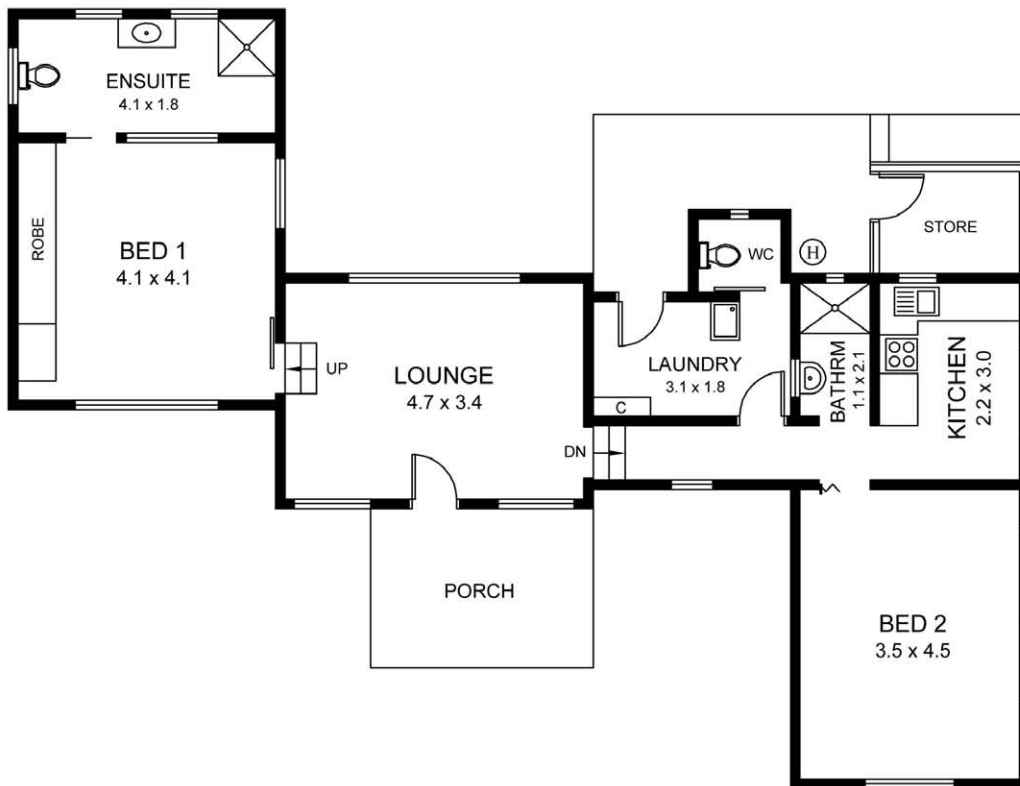
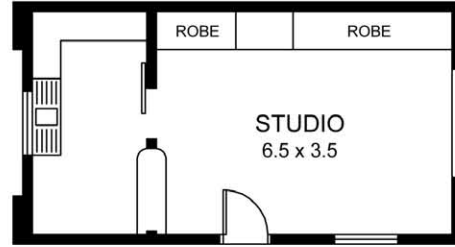
Colm O'Sullivan 0418 614 322



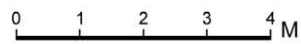
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CARPORT



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53 ELIMATTA ROAD

MONA VALE

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