LJ Hooker Mona Vale
3/18 Bungan Street,
MONA VALE NSW 2103

20 Mahogany Boulevard Bvd, Warriewood, NSW 2102

An Exceptional Family Sanctuary

House 5 3 3









Expansive Family Entertainer on a Generous 840sqm Parcel

Privately positioned within the peaceful and highly regarded Fernbrook estate, this substantial family residence delivers an exceptional sense of space, comfort and versatility. Occupying a generous 840sqm parcel with a prized northerly aspect, the home is bathed in natural light and showcases an expansive, thoughtfully designed floorplan perfectly suited to growing families, multigenerational living and effortless entertaining.

Open for Inspection

By Appointment.

Impressive in both scale and functionality, the home unfolds across two spacious levels, offering an abundance of formal and informal living and dining areas, generously proportioned accommodation and a wonderful connection to the outdoors. Set well back from the street, its private and whisper quiet surrounds, level lawns and inviting swimming pool create an idyllic setting for relaxed family living and entertaining.

ï¿½ Expansive 840sqm landholding with a desirable northerly aspect, enjoying an abundance of natural light
ï¿½ Peacefully set back from the street with private driveway access and enjoying a tranquil position within the quiet and family friendly estate
ï¿½ High ceilings enhance the sense of space across the kitchen, family living and rumpus areas.
ï¿½ Generous entry foyer leading to multiple generously proportioned formal and informal living and dining zones, fantastic for the avid entertainer
ï¿½ Spacious kitchen is filled with natural light and view of the yard, featuring gas cooking, granite bench tops, reverse osmosis kitchen filtration system and a spacious walk in pantry that can easily be converted into a butler's pantry
ï¿½ Indoor living flows effortlessly outdoors to an expansive, level backyard featuring lush lawns, a sparkling inground swimming pool and generous space for entertainment and year round family enjoyment
ï¿½ Spacious, level front lawn offering plenty of room for children to play and enjoy
ï¿½ Three queen sized bedrooms, all with built in robes. A fifth bedroom upstairs with built in, also ideal as a nursery (currently used as study)
ï¿½ Generous master retreat featuring a walk in robe and a private ensuite with separate bath and shower
ï¿½ Dedicated home office or study, privately positioned on entry level, offering the flexibility of a potential sixth bedroom for guests or family
ï¿½ Expansive upstairs rumpus retreat, great for kids and teens
ï¿½ Full size family bathroom in pristine condition, perfectly positioned on the upper bedroom level. Additional bathroom on entry level
ï¿½ Large internal laundry with easy outdoor access
ï¿½ Freshly painted interiors and newly installed carpet
ï¿½ Triple lock up garage with drive through access to the rear, plus additional off street parking
ï¿½ Solar power system, air conditioning, ducted vacuum system, whole house water filtration and ample storage throughout
ï¿½ Positioned within a whisper quiet, established neighbourhood renowned for it's family friendly atmosphere and lifestyle appeal

Listed By
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Listing Number: 3561357

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.