

## Warners Bay, 124/4 Howard Street

### LUXE APARTMENT WITH ALFRESCO LIVING

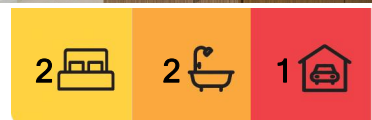
Located in the heart of Warners Bay this superbly presented home combines the best of apartment living with an enviable outdoor lifestyle.

Both bedrooms and the lounge area have easy access to the large and private, north facing courtyard, perfect for leisurely breakfasts, lazy lunches or that BBQ with friends.

You are just a few short steps away from the sparkling lake foreshore and the ever popular esplanade and cafe strip.

When you need some last minute supplies, there is an ALDI supermarket on the ground floor of the complex.

The thoughtful layout delivers a main bedroom with walk-in robe and ensuite.



**For Sale**  
\$765,000

**View**  
[ljhooker.com.au/YB2HN8](http://ljhooker.com.au/YB2HN8)

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Warners Bay**  
**(02) 4915 3800**

And for those who work from home there is even a separate study nook.

#### FEATURES:

- Two bedrooms, main with ensuite and WIR
- Second bathroom
- Gourmet kitchen with gas cook top and electric oven
- Modern dishwasher and microwave
- European laundry
- Generous open plan living and dining space
- Split system air conditioning
- Large, wrap around, tiled courtyard
- Secure basement car parking with storage cage
- Located in the heart of Warners Bay

Strata: \$1,149.66 Quarterly

Council: \$225.90 Quarterly

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## More About this Property

Property ID	YB2HN8
Property Type	Apartment
Including	Ensuite Air Conditioning Courtyard Dishwasher Carpeted Close to Schools Close to Shops Close to Transport Window Treatments

#### John Church 0414 294 944

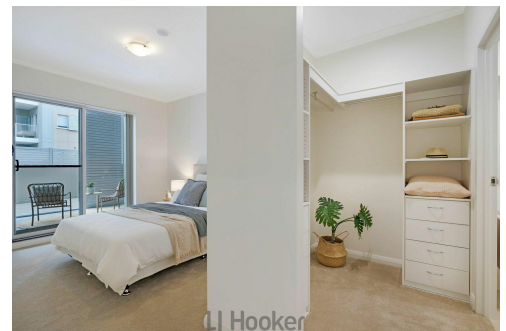
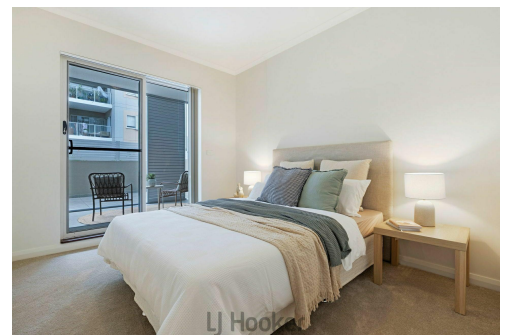
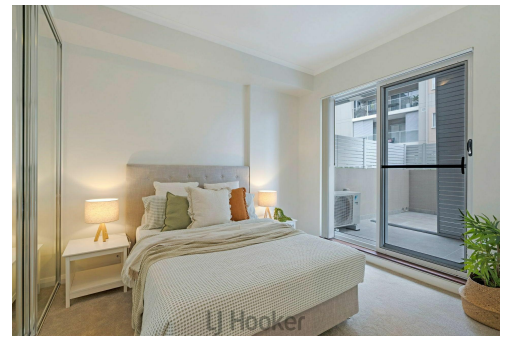
Sales and Marketing Executive | Independent Contractor |  
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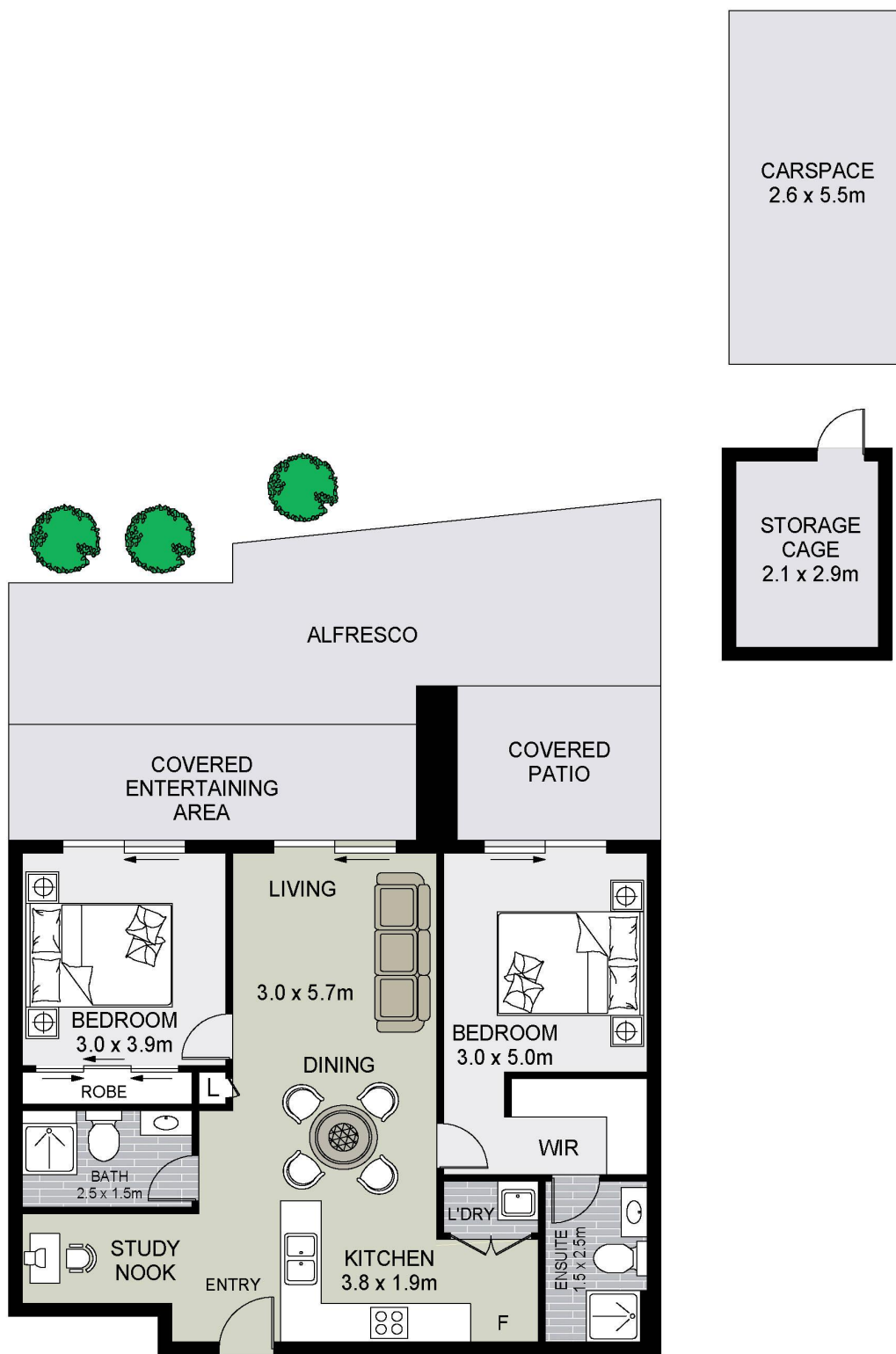
#### LJ Hooker Warners Bay (02) 4915 3800

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**LJ Hooker**

124/4 Howard Street  
Warners Bay

0 1 2 3 4 5

Total Internal Floor Area: 75 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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