

707/1 Howard Street, Warners Bay

## PENTHOUSE PERFECTION

Set high above the Waters Edge apartment complex this apartment delivers northerly lake and district views that go forever.

With high ceilings and a wrap around balcony, you will enjoy this home in every season.

There are so many reasons to love this property.

Timber floors throughout, a modern kitchen with island bench and brimming with modern appliances.




The open plan living and dining areas flow seamlessly to the outdoors.

The main bedroom has a large ensuite and full walk in robe.

Filled with abundant natural light, motorised blinds put you in control.

The second and third bedrooms enjoy direct balcony access.

And you are just a short lift ride to the secure garage and storage, as well as the active lifestyle offered by the Warners Bay village and lake foreshore

3  2  2 

**FOR SALE**  
\$1,550,000

### AGENTS

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### AGENCY

LJ Hooker Warners Bay  
(02) 4915 3800

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.



## FEATURES

- Three bedrooms
- Master with ensuite
- Large main bathroom
- Gourmet kitchen
- Light filled living and dining areas with floor to ceiling glass
- High ceilings
- Ducted AC
- Ceiling fans
- Wide, wrap around balcony for easy alfresco living
- Motorised blinds
- Secure side by side parking with storage sheds
- Luxury swimming pool and gym in central courtyard
- Large laundry
- Secure building with fob and key access via lift
- Central location

Please note that some of the images feature digitally added styling elements for visualisation purposes only.

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 DETAILS

Property ID	ZF1HN8
Property Type	Apartment
House Size	170 m2

### John Church 0414 294 944

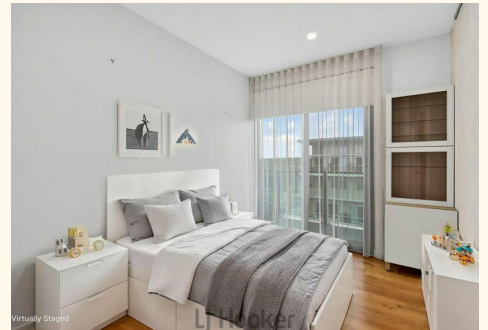
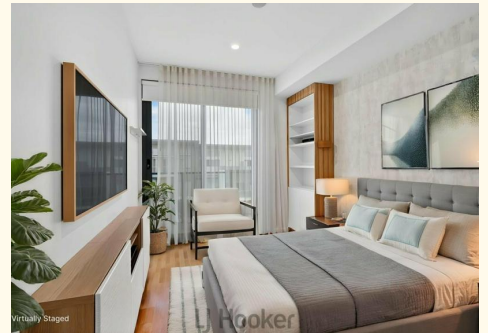
Sales and Marketing Executive | Independent Contractor |  
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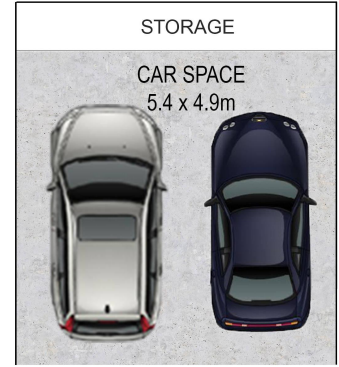
### Robert Church 0468 813 659

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Total Internal Floor Area: 139 sqm  
Balcony Area: 31 sqm  
Car Space Area: 31 sqm  
Total Area: 201 sqm

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