



## Warriewood, 109/5 Mallard Lane

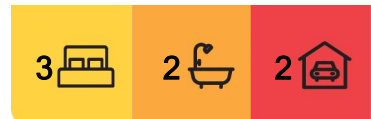
Luxurious Tucked Away Three Bedroom Apartment Offers Contemporary Executive Living in Country-Like Surrounds....

It's rare to be so close to the beach and also having horses grazing quietly nearby, yet with this enviable location, this exclusive residence has just that. In the award winning "Oceanvale" complex, this immaculately presented apartment is a versatile gem - perfectly suited to families, those considering downsizing, seeking a holiday retreat or exploring a sound investment opportunity. This light-filled first floor with stunning magnolia tree views offers dream coastal living with all the best lifestyle benefits of apartment living yet no maintenance.

The unique floorplan has a desirable layout, discreet entrance via a generous hallway that leads to the expansive and open living and dining area. It has been designed to ensure privacy with clever separation of the master suite from the other bedrooms.



**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.



**For Sale**  
Contact Agent

**View**  
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**LJ Hooker Mona Vale**  
**(02) 9979 8000**

The apartment has been freshly painted, has versatile Karndean flooring, brand new non-allergenic carpet (in all bedrooms) and quality plantation shutters throughout. Generously proportioned, open-plan lounge and dining leads to west-facing private terrace with awning and sweeping treetop views.

Chef's kitchen with Caesarstone benchtops, new Asko dishwasher, 5-burner gas stove, generous breakfast bar and ample cupboard space.

Three generous bedrooms with built-in robes. The master bedroom has luxe ensuite with free-standing bath and "his & hers" double vanity with floor to ceiling tiles and frameless shower.

Two additional bedrooms and bathroom off separate wing ensuring privacy.

Study nook/extra storage off living area, internal laundry, generous pantry, entry hallway.

Zoned ducted reverse cycle heating and cooling make this perfect all year round.

An idyllic lifestyle with recreational and aquatic facilities such as a gymnasium, 25m lap pool, plunge pool, children/toddler pool, spa, sauna, BBQ area and 2 childrens playgrounds. Just moments away from wetland parks, walking and cycling tracks, waterfalls, Warriewood Square, local transport, shops, schools, childcare and cafes.

Pet friendly, security building with lift access, double secure tandem parking with storage cage, generous visitor parking, onsite Building Manager.

\*\* Located in Block I (completed 2015)

**Rates:**

Strata: \$2,100 per quarter approx.

Council: \$290 per quarter approx.

Water: \$170 per quarter approx.

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## More About this Property

**Property ID** 2VXGF6K

**Property Type** Apartment

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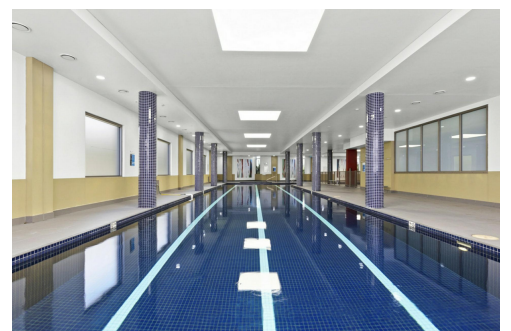
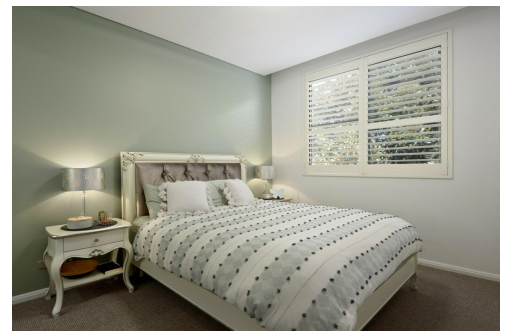
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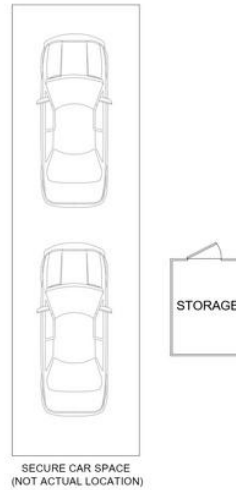


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WARRIEWOOD  
109-5 MALLARD LANE  
INTERNAL FLOOR AREA APPROX 104m<sup>2</sup>



Scale in meters, indicative only. Dimensions are approxiamte.



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