

253/79-91 Macpherson Street, Warriewood

## Private, Leafy & Luxe Low Maintenance Living

Nestled within the lush, landscaped grounds of the sought after Oceanvale complex, this beautifully presented apartment delivers effortless modern living with an unbeatable lifestyle at your doorstep. Boasting quality finishes, a thoughtful floor plan, and serene outlooks over the wetlands, this is an ideal opportunity for first homebuyers, downsizers or investors alike.

Enjoy a peaceful setting surrounded by nature, with access to resort-style facilities and convenient proximity to Warriewood Square, city transport, local schools, walking/cycling tracks and some of the Northern Beaches' most popular coastline.

- Light filled open plan living and dining with high ceilings and floor to ceiling glass
- Minimal common walls
- Covered balcony with private leafy outlooks across the wetlands
- Stylish stone gas kitchen with breakfast bar and excellent storage
- Two generous bedrooms with mirrored built ins; king sized main with ensuite and balcony access
- Luxe bathrooms with floor to ceiling tiles, frameless glass and freestanding bath in ensuite

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.

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### FOR SALE

For Sale \$1,300,000

### AGENTS

Marco Cimino  
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Tom McKenzie  
0484 766 102  
tmckenzie@ljhmv.com.au

### AGENCY

LJ Hooker Mona Vale  
(02) 9979 8000



- Internal laundry
- Two secure car spaces plus storage cage
- Lift access, video intercom, pet friendly complex
- Access to Oceanvale's premier facilities: two indoor pools, spa, sauna, gym, BBQ area, playground

Strata Levies: \$1,969 per quarter approx.

- \* Located in F Block  
Entry via Gahnia Lane

**Disclaimer:**

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

**MORE DETAILS**

Property ID	2W8BF6K
Property Type	Apartment

**Marco Cimino 0424 333 523**

Licensed Real Estate Agent | [mcimino@ljhmv.com.au](mailto:mcimino@ljhmv.com.au)

**Tom McKenzie 0484 766 102**

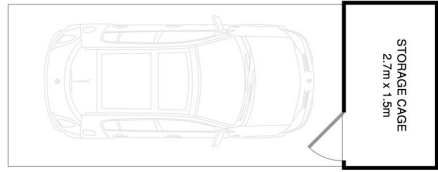
Licensed Real Estate Agent | [tmckenzie@ljhmv.com.au](mailto:tmckenzie@ljhmv.com.au)

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

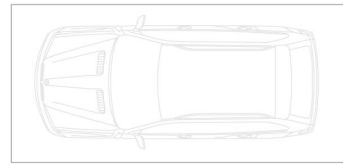
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CAR SPACE  
2.7m x 5.5m  
(NOT ACTUAL LOCATION)



SECURE CAR SPACE  
5.6m x 3.6m  
(NOT ACTUAL LOCATION)

**WARRIEWOOD**  
253/79 MACPHERSON STREET  
\*INTERNAL FLOOR AREA APPROX 85m<sup>2</sup>



\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Floor plan supplied by V-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only.  
Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.



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