




29/9 Mallard Lane, Warriewood

2  2  2 

## Ground Floor Sanctuary with Sunlit North Facing Courtyard

**FOR SALE**

For Sale \$1,250,000

**VIEW**

Sat 20th Jun @ 9:15AM - 9:45AM

**AGENTS**

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**AGENCY**

LJ Hooker Mona Vale  
(02) 9979 8000

- \* K Block \*\*

This beautifully appointed ground floor apartment offers a superb balance of space, privacy and effortless coastal living. Designed for seamless indoor-outdoor connection, the open plan living and dining zone extends through full-height glass to a sun drenched north facing terrace and private courtyard, an inviting setting for entertaining or relaxed everyday living.

Bathed in natural light and surrounded by greenery, the thoughtfully designed two-bedroom layout ensures privacy, with the main suite enjoying its own ensuite and direct courtyard access. Tucked peacefully within a secure, resort style community, and moments to Warriewood Square, scenic wetlands and coastal walks, this is a lifestyle focused opportunity defined by comfort, convenience and low maintenance ease.

- Ground floor position with seamless indoor/outdoor flow
- Expansive north facing courtyard, partially covered for all seasons enjoyment
- Light filled open plan living and dining with full height glass doors

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**

- Well-appointed kitchen with stone benchtops, gas cooking and quality appliances
- Two generous bedrooms with built-ins, thoughtfully separated for privacy
- Spacious master suite with ensuite and direct terrace access
- Modern bathrooms, main with bath
- Internal laundry, ample storage throughout
- Secure parking space for two vehicles
- Set within a resort-style complex with indoor pool, spa, sauna, gym and landscaped grounds
- Pet-friendly building (subject to strata approval)

A suburb lifestyle setting, moments to Warriewood Square, wetlands and walking trails, with Warriewood Beach and Narrabeen Lake just minutes away, and convenient access to B line city transport.

**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.

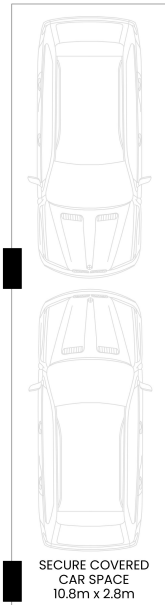
**MORE DETAILS**

Property ID                    2WRDF6K  
 Property Type                Apartment

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LEVEL P1

## Warriewood 29/9 Mallard Lane

INTERNAL FLOOR AREA 84m<sup>2</sup> APPROX.  
EXTERNAL AREA 33m<sup>2</sup> APPROX.  
CAR SPACE AREA 30m<sup>2</sup> APPROX.  
TOTAL AREA 147m<sup>2</sup> APPROX.

GROUND FLOOR



The site plan and floor plan are not to scale; measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquire. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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