



1 Brands Lane, Warriewood

Beautifully Refreshed Family Home with Exceptional Outdoor Appeal

Showcasing a contemporary refresh and an inviting modern coastal aesthetic, this beautifully presented dual level home delivers effortless family living in the highly regarded Valley View Estate. Recently refurbished with fresh internal and external paintwork, stylish neutral interiors and beautifully landscaped surrounds, the home presents in immaculate, move-in-ready condition, offering an exceptional combination of comfort, space and lifestyle appeal.

Designed with family living and entertaining in mind, the home offers multiple living areas flowing seamlessly through to the dining and kitchen, before opening effortlessly to a superbly transformed backyard. Featuring lush level lawns, new landscaping, decking and paving, this private, fully enclosed outdoor sanctuary provides the perfect setting for children and pets to play, relaxed entertaining or simply enjoying the sunshine in a beautiful tropical inspired setting.

- Beautifully refreshed dual level family residence showcasing a modern coastal aesthetic and stylish neutral interiors
- Desirable sunny aspect, welcoming all day sunlight into the backyard, living spaces and upstairs

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.

4 2 2

FOR SALE
Contemporary Family Haven

VIEW
Sat 31st Oct @ 12:15PM - 12:45PM

AGENTS
Marco Cimino
0424 333 523
mcimino@ljhmv.com.au

AGENCY
LJ Hooker Mona Vale
(02) 9979 8000

LJ Hooker

- Peacefully positioned within the established and highly sought after Valley View Estate, renowned for its family friendly neighbourhood
- Recently painted throughout, both internally and externally, presenting in immaculate, move-in-ready condition
- Spacious and versatile living areas seamlessly connecting with the dining, kitchen and outdoor entertaining spaces
- Well appointed kitchen featuring stone benchtops, gas cooking, breakfast bar and excellent visibility over the backyard
- Stunning, newly landscaped backyard featuring expansive level lawns, refreshed decking and paving, complemented by lush tropical inspired surrounds. Fully enclosed offering a safe and secure space for children and pets, with ample room for entertaining and relaxation
- Excellent scope to further enhance the outdoor lifestyle with the addition of a swimming pool (STCA)
- Four generously proportioned upstairs bedrooms, all appointed with built in wardrobes
- Spacious master bedroom complete with walk in wardrobe and private ensuite
- Well maintained family bathroom featuring a separate bathtub and shower
- Convenient downstairs powder room, ideal for guests, plus a separate laundry with direct outdoor access
- Ducted air conditioning throughout, convenient gas outlets and ample storage throughout
- Double lock up garage with internal access
- Conveniently located within easy reach of reputable local schools, local shops and cafes, Warriewood Square, picturesque wetland walking and bike trails, local bus services and B Line to the CBD and just moments to the beach

This exceptional home offers the perfect balance of peaceful family living and everyday convenience, it presents a wonderful opportunity for growing families, established households or downsizers seeking generous proportions without compromising on comfort or lifestyle.

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	2WYGF6K
Property Type	House
Land Area	519 m2

Marco Cimino 0424 333 523

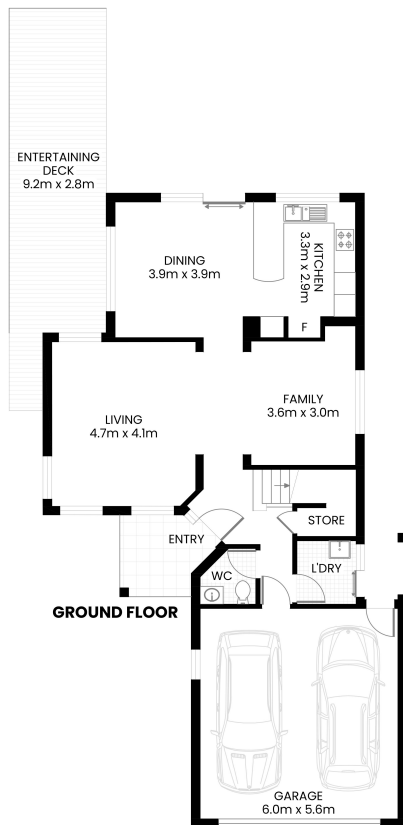
Licensed Real Estate Agent | mcimino@ljhmv.com.au

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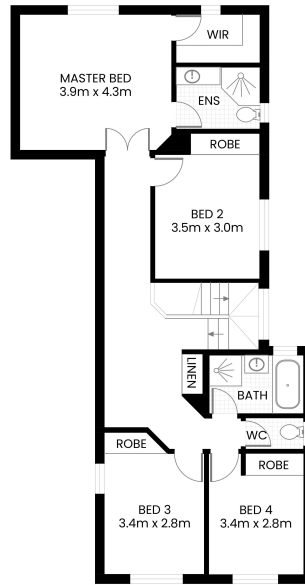
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GROUND FLOOR



FIRST FLOOR

Warriewood 1 Brands Lane

INTERNAL FLOOR AREA 167m² APPROX.
GARAGE AREA 34m² APPROX.
DECK AREA 28m² APPROX.
TOTAL AREA 229m² APPROX.

LAND SIZE 519m² APPROX.



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SCALE (METRES)

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 enquiry. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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