



11 Raven Circuit, Warriewood

## Architecturally Designed | Newly Completed | Ready to Enjoy

Positioned within a newly established pocket of Warriewood, this luxury home delivers a sophisticated take on contemporary family living, combining custom design with high-end finishes and a practical, easy-flowing layout. Newly completed by Skymark Homes, this five-bedroom residence has been thoughtfully crafted to offer both visual impact and everyday functionality, with generous proportions, quality materials and seamless indoor-outdoor connection.

At its heart, open plan living and dining extends effortlessly to a sunlit, level backyard, creating a natural space for entertaining or relaxed family living. Every detail has been carefully considered, from the warmth of herringbone timber flooring to the elegance of natural stone finishes, while the overall design prioritises comfort, light and liveability throughout.

Located moments from Warriewood Square, local cafés, parks, schools and transport, and just a short drive to the beach, this home offers a lifestyle of convenience without compromising on peace and privacy. A turn-key opportunity in a growing family friendly enclave, ready to enjoy.

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### FOR SALE

For Sale \$2,500,000-\$2,650,000

### VIEW

Fri 24th Apr @ 10:00AM - 10:30AM

### AGENTS

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### AGENCY

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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**

- Architecturally designed by Skymark Homes with bespoke, high-end interiors
- Open-plan living and dining flows to a private, level backyard for seamless indoor-outdoor living
- Stunning designer kitchen with island bench, gas cooking, Bosch appliances and Taj Mahal stone (Brazil), finished in a refined neutral coastal palette
- Custom joinery with integrated LED lighting throughout
- Statement herringbone timber flooring and premium carpet
- Flexible study, second living or optional fifth bedroom on entry level
- Four bedrooms on the upper level, with built-ins. Master with walk-in robe and luxe ensuite with underfloor heating
- Additional upstairs rumpus/media room for family flexibility
- Designer bathrooms with in-wall systems, LED mirrors, and family bathroom with separate bath and shower
- Actron ducted air conditioning with Wi-Fi control
- Smart security with fingerprint/keypad entry, intercom and Bosch alarm
- Clipsal Iconic switches and premium LED lighting throughout
- Blinds and sheer curtains
- Single garage plus additional parking with 3-phase EV charger

Combining architectural integrity with premium finishes and a highly functional layout, this newly completed residence stands as a compelling offering within Warriewood's evolving landscape. A home of enduring quality and understated sophistication, designed to be lived in and enjoyed for years to come.

**Disclaimer:**

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**MORE DETAILS**

Property ID                    2WQ0F6K  
 Property Type                House

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