



13 Kingfisher Way, Warriewood

Embrace the Coastal Lifestyle in Sought After Shearwater Estate

Tucked away in whisper quiet 'Shearwater' Estate, this beautifully appointed residence captures the essence of modern coastal living. Warm and inviting, it's designed for comfort, functionality and effortless entertaining. With generous proportions, easy care gardens and a dual level layout, this is a home that perfectly caters to the needs of growing families or downsizers seeking space without compromise.

Enjoy the relaxed Warriewood lifestyle with scenic walking and bike trails through the wetlands, cafés and local shops just a stroll away. Warriewood Square, quality schools and express transport are close by, while golden beaches are only moments from your door.

- Cleverly designed floorplan spread across two light filled levels with two open plan living and dining areas, ideal for entertaining or family separation
- Sleek gas kitchen featuring a mirrored splashback, island bench and stone benchtops, with full visibility over the backyard
- Effortless indoor/outdoor connection with bi-fold doors flowing to a sun drenched north facing alfresco and level lawn; retractable awning for all weather entertaining
- Four well sized bedrooms on the upper level, each with built in

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

Embrace the Coastal Lifestyle

AGENTS

Marco Cimino
0424 333 523
mcimino@ljhm.com.au

Ryan Petrie
0403 988 123
rpetrie@ljhm.com.au

AGENCY

LJ Hooker Mona Vale
(02) 9979 8000



- robes; master suite includes a private ensuite
- Family bathroom upstairs plus guest powder room on the entry level
- Double lock up garage with convenient rear lane and internal access
- Quality finishes throughout including European engineered oak floors, ducted air conditioning, ceiling fans and level street access

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	2WDGF6K
Property Type	House
Including	Air Conditioning
	Courtyard
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced
	Liveability

Marco Cimino 0424 333 523
 Licensed Real Estate Agent | mcimino@ljhmv.com.au
Ryan Petrie 0403 988 123
 Licensed Real Estate Agent | rpetrie@ljhmv.com.au

LJ Hooker Mona Vale (02) 9979 8000
 3/18 Bungan Street, MONA VALE NSW 2103
monavale.ljhooker.com.au | monavale@ljhmv.com.au

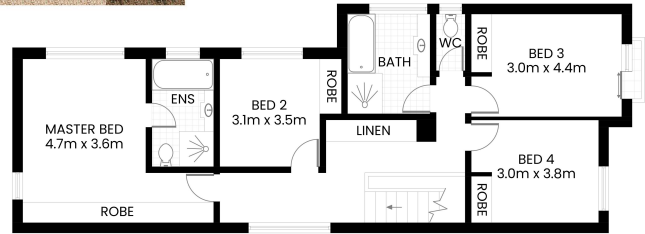




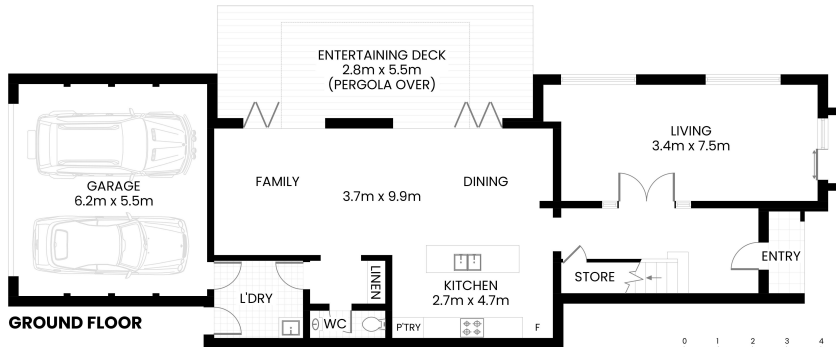
SITE PLAN



Warriewood
13 Kingfisher Way
 INTERNAL AREA 230m² APPROX.



FIRST FLOOR



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

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