



161 Garden Street, Warriewood

## Sunlit Interiors, Private Yard and Pool in Premier Warriewood Setting

Positioned within the tightly held Shearwater Estate, this expansive five-bedroom residence delivers the perfect blend of space, comfort and effortless family living in one of Warriewood's most sought-after neighbourhoods.

Beautifully presented in calming neutral tones with modern appointments throughout, the adaptable floorplan offers both formal living and dining zones alongside relaxed everyday spaces, where the casual meals and family room connect seamlessly to the well-appointed kitchen. Outdoors, a heated inground pool, private level lawn and covered alfresco entertaining area create an idyllic setting for weekend gatherings and long summer evenings, all within a secure backyard designed for children to play freely. With direct access to bike trails, playgrounds, local cafés and convenient transport.

- Multiple generous sized living areas occupying the lower level
- Near new gourmet gas kitchen, with island breakfast bar, stunning Ceaserstone bench tops and quality appliances
- All seasons alfresco entertaining with electric pergola, BBQ and

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 \$2,500,000-\$2,600,000

### AGENTS

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Ryan Petrie  
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### AGENCY

LJ Hooker Mona Vale  
(02) 9979 8000



views of the beautiful heated pool and yard. Offering privacy and fully secure for the whole family

- Four bedrooms on upper level, three with built in robes and the master with walk in robe and brand new luxury ensuite
- Family bathroom on upper level with w/c and laundry on lower level for convenience
- Bonus study room downstairs, can also function as guest room
- Double lock up garaging with storage and internal access
- Featuring double glazed glass for ultimate comfort, ducted air-conditioning, solar panels, ceiling fans, plantation shutters
- Excellent school catchment area, close to Cafe's, Warriewood Square Shopping Centre, Public Transport and beaches

#### 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	2WN0F6K
Property Type	House
Including	Study

#### Marco Cimino 0424 333 523

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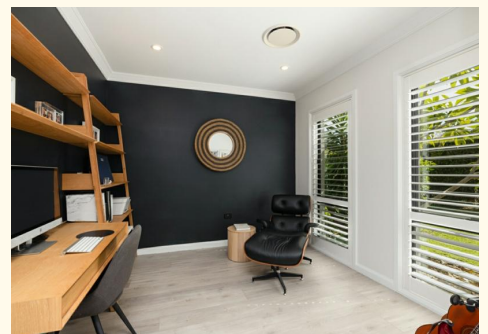
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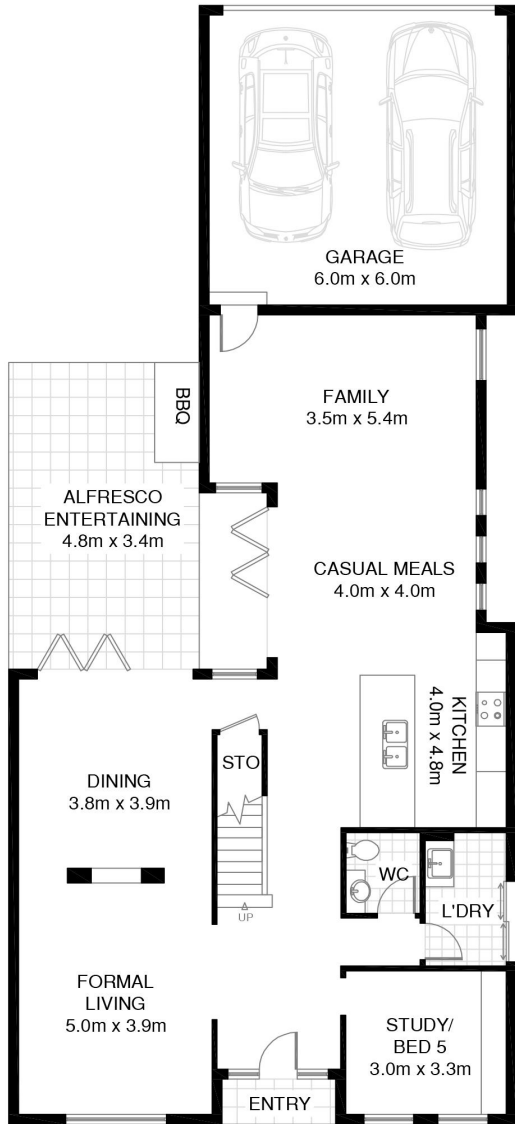
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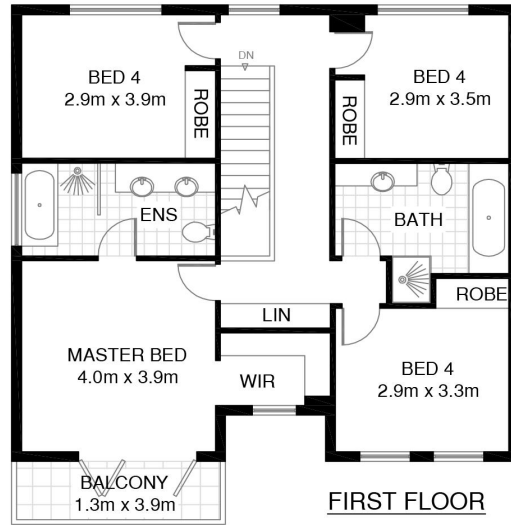


# WARRIEWOOD 161 GARDEN STREET

\*INTERNAL FLOOR AREA APPROX 244m<sup>2</sup>



**GROUND FLOOR**



**SITE PLAN**



\*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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