



163 Warriewood Road, Warriewood

Beautiful Family Entertainer - Move in Ready with Private Backyard Sanctuary

Set on a generous 716sqm, in a sought after Warriewood setting, this tastefully renovated family home showcases generous proportions with high-quality finishes and a seamless sense of coastal comfort. The flexible layout features multiple living areas and adaptable spaces ideal for growing families, teenagers or guest accommodation. At the heart of the home is a stunning level backyard, a private tropical sanctuary with a near new sparkling pool, lush gardens and plenty of space for play, entertaining and everyday enjoyment. With every detail thoughtfully updated, this home presents immaculately and is move in ready, offering space, comfort and a relaxed lifestyle designed for modern family living.

- Dual level family home on approximately 716sqm, set in a desirable, sunlit Warriewood pocket
- Thoughtfully designed layout offering flexibility for multi-generational living, in-law accommodation, teenage retreat or guest stays
- Light-filled open-plan living and dining enhanced by large windows, leafy outlooks and seamless indoor/outdoor flow
- Bespoke designer kitchen with stone bench tops, quality

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.

5 3 2

FOR SALE

Move In Ready with a Dream Tropical Backyard

AGENTS

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

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

AGENCY

LJ Hooker Mona Vale
(02) 9979 8000



- appliances and induction cooktop
- Lower level rumpus room with kitchenette, providing an ideal second living zone or self-contained guest/in-law option
- Expansive covered alfresco deck with built-in barbecue and wet bar, perfect for year-round entertaining
- Private, level backyard featuring mature tropical landscaping with fire pit and a near-new sparkling in-ground swimming pool. Secure for children, pets and relaxed outdoor living
- Five generous bedrooms, all with built-in wardrobes, natural light and leafy outlooks
- Additional sixth bedroom or home office, ideal for remote work or guest use
- Three fully renovated bathrooms showcasing refined quality finishes
- Single lock-up garage with workshop plus additional driveway parking
- Basketball court at the front, a fantastic bonus for active kids and family enjoyment
- Features: Ducted air conditioning, ceiling fans, new windows with louvres

Positioned in one of Warriewood's most sought-after family enclaves, this home offers the ultimate blend of lifestyle, space and convenience. Moments to beaches, parks, schools, village cafés and shopping. With its flexible layout, quality renovations and resort-style outdoor setting, this is a standout opportunity to secure a truly special family home in a thriving coastal community.

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	2WJQF6K
Property Type	House
Land Area	716 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Pool
	Deck
	Outdoor Entertaining
	Workshop
	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



Warriewood 163 Warriewood Road

INTERNAL AREA 212m² APPROX.
BALCONIES & ENTERTAINING DECK AREA 67m² APPROX.
GARAGE AREA 28m² APPROX.
TOTAL AREA 307m² APPROX.

TOTAL LAND SIZE 720m² APPROX.



SITE PLAN



LOWER LEVEL

ENTRY LEVEL



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.