



## Warriewood, 18 Valley View Circuit

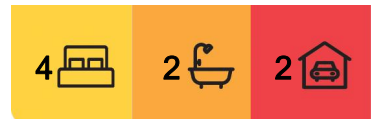
Immaculate Family Home - Level Yard & Peaceful Neighbourhood

Family focused and designed to embrace indoor/outdoor living with manicured gardens and level lawn area. Beautifully presented with relaxing neutral tones and modern appointments, this lovely family residence is perfectly positioned on approximately 425.1sqm of land in the popular and convenient location that is Valley Views Estate...

- \* Lower level has a spacious formal living with feature window, soaring ceiling and separate formal dining opposite
- \* Open plan kitchen and relaxed casual family living/dining room flows to covered alfresco entertaining, level lawn and garden
- \* Modern kitchen with stone bench tops, gas hob, timber cupboards and overlooking the backyard - perfect for kids/pets
- \* Upper level has three oversize bedrooms all with built-ins. Plus a master bedroom with walk-in robe and ensuite



**Disclaimer:** 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.



**For Sale**  
Immaculate Family Home & Gardens

**View**  
[ljhooker.com.au/2VR6F6K](http://ljhooker.com.au/2VR6F6K)

**Contact**  
**Melissa Pease**  
0414 673 273  
[mpease@ljhmv.com.au](mailto:mpease@ljhmv.com.au)

**Kylie Segedin**  
0417 744 317  
[ksegedin@ljhmv.com.au](mailto:ksegedin@ljhmv.com.au)

**LJ Hooker Mona Vale**  
**(02) 9979 8000**

- \* Flexible space upstairs for study/home office or ideal for home schooling or kids play area
- \* Full family bathroom on the upper level with a handy guest powder-room downstairs
- \* Ducted air conditioning through-out
- \* Good size double garage with auto door and secure internal access - loads of space for storage
- \* Rental estimate \$1450 per week
- \* Private, enclosed backyard has expertly selected and lovingly maintained established gardens, with feature Maple trees and Frangipani's
- \* Located within short drive to your choice of popular beaches, Mona Vale Village, Warriewood Shopping Centre, cafes and restaurants, schools, cinemas, parks and just a short walk to transport, including the B-Line express service to the city

Perfectly positioned in this peaceful family friendly estate setting. Light-filled with a relaxed, homely ambience - the kids will be picking their room the moment they walk through the door!

**Disclaimer:**

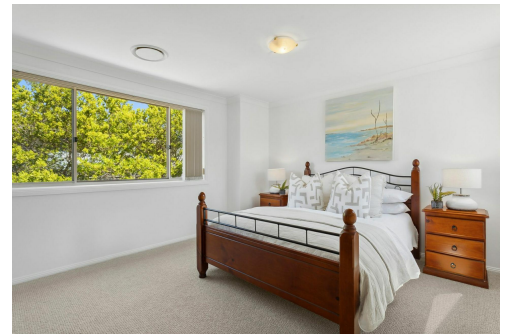
All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information 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 About this Property

<b>Property ID</b>	2VR6F6K
<b>Property Type</b>	House

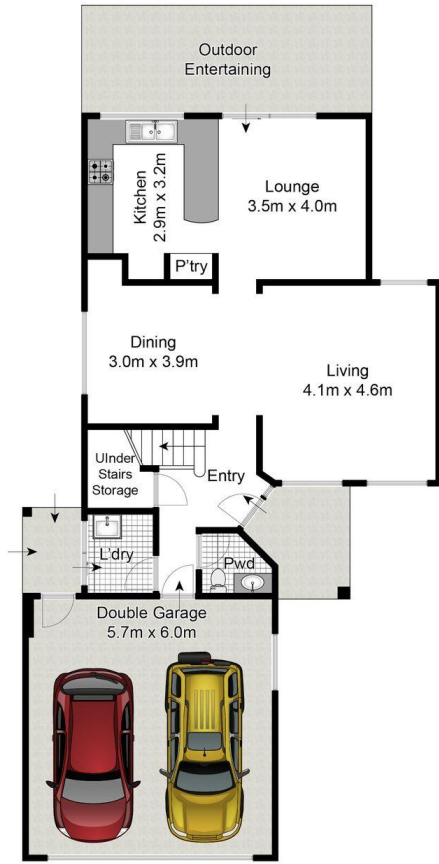
**Melissa Pease 0414 673 273**  
 Licensed Real Estate Agent | mpease@ljhmv.com.au  
**Kylie Segedin 0417 744 317**  
 Licensed Real Estate Agent | ksegedin@ljhmv.com.au

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



**LJ Hooker Mona Vale**  
**(02) 9979 8000**

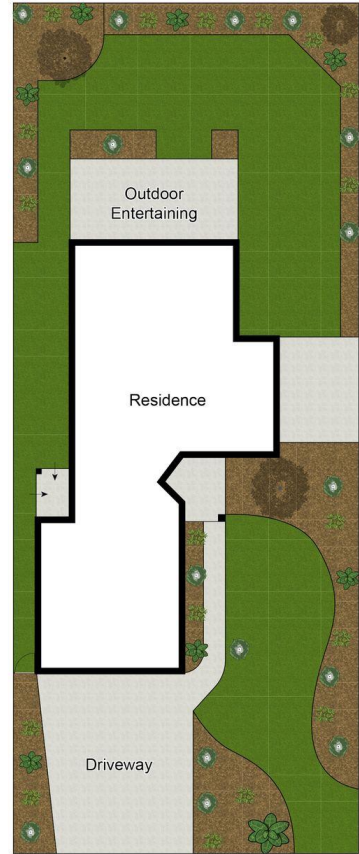
**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Ground Floor



Upper Floor



Site Plan

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



## 18 Valley View Circuit, Warriewood



**LJ Hooker Mona Vale**  
**(02) 9979 8000**

**Disclaimer:** 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.