



19 Orchard Street, Warriewood

## Modern Family Retreat with Generous Living & North-Facing Outdoor Entertaining

Beautifully tailored for contemporary family living, this immaculately presented residence delivers a seamless connection between indoor comfort and outdoor enjoyment. Thoughtfully designed with a flexible layout and multiple living zones, it caters effortlessly to both relaxed family life and year-round entertaining.

Nestled within the tranquil, leafy surrounds of Fernbrook Sanctuary and positioned on a sunlit cul-de-sac, the home offers a peaceful retreat while remaining moments to beaches, shops and everyday conveniences. A superb opportunity for growing families seeking space, privacy and low-maintenance ease in a premium coastal setting.

- Generous open plan living and dining zones enhanced by high ceilings and refreshed timber flooring, creating a warm and inviting central hub
- Effortless transition to an expansive north-facing entertaining deck, complete with electronic retractable awning, built-in daybed and lush established gardens forming a private outdoor sanctuary
- Level lawn areas wrap around the home, providing additional

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

Private, Relaxed and Spacious Family Oasis

### VIEW

Fri 24th Apr @ 12:00PM - 12:30PM

### AGENTS

Marco Cimino  
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### AGENCY

LJ Hooker Mona Vale  
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- space for children and pets to enjoy in complete privacy
- Well-appointed kitchen with an oversized Corian island bench, Schock granite sink, quality Westinghouse appliances and a lovely outlook to the yard
- Functional butler's pantry and laundry combination with timber benchtops and excellent storage solutions
- Four well-proportioned bedrooms, including a ground floor master retreat with walk-in robe and ensuite featuring double vanity; three additional bedrooms upstairs all with built-in robes
- Immaculate family bathroom upstairs with separate bath and shower, plus an additional bathroom on the lower level ideal for guests
- Double lock-up garage with internal access and ample storage space
- Comfort features include reverse cycle air conditioning, ceiling fans and multiple gas bayonets

Offering a desirable lifestyle in a peaceful yet connected setting, this home combines space, style and convenience just moments from Warriewood's walking trails, local parks, cafes, shopping precinct and the beach. A refined coastal offering designed for effortless family living.

**Disclaimer:**

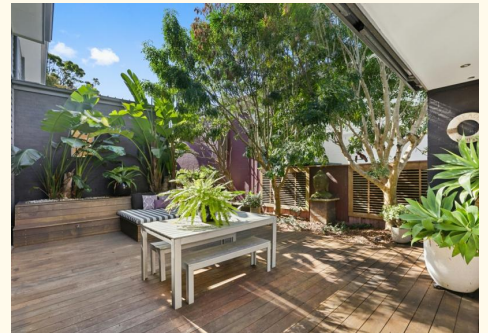
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**MORE DETAILS**

Property ID                    2WQZF6K  
 Property Type                House

**Marco Cimino 0424 333 523**  
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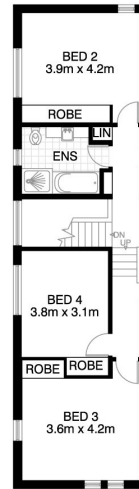
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**WARRIEWOOD**  
**19 ORCHARD STREET**  
 \*INTERNAL FLOOR AREA APPROX 225m<sup>2</sup>  
 INCL GARAGE



**GROUND FLOOR**



**FIRST FLOOR**



\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
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 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.

