



2 Valley Place, Warriewood

## Spacious Family Home - Quiet and Private Cul De Sac + North Facing Backyard

Positioned within a peaceful cul-de-sac setting and backing directly onto a tranquil nature reserve that can never be built out, this residence delivers the ideal combination of space, privacy and low maintenance family living in the heart of Warriewood. Designed with a traditional and highly functional floorplan, the home offers generous proportions throughout, with expansive open plan living and dining zones seamlessly connecting to the outdoors for effortless everyday living and entertaining.

Bathed in natural northern light, the spacious interiors extend to a covered alfresco deck and completely level backyard, perfect for children, pets and relaxed entertaining year round. Neat, tidy and exceptionally comfortable as is, the home presents an outstanding opportunity for families seeking a home within one of Warriewood's most peaceful and family friendly pockets, moments from local schools, parks, village shops, beaches and walking trails.

- Spacious open plan living, dining and family zones flowing outdoors
- North facing covered entertaining deck and completely level lawn

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

North Facing Family Home in Private Nature Setting

### VIEW

Sat 23rd May @ 12:15PM - 12:45PM

### AGENTS

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### AGENCY

LJ Hooker Mona Vale  
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- with privacy
- Neat and tidy kitchen with gas cooking, breakfast bar and backyard outlook
- Upper level has four generous bedrooms with built in wardrobes
- Spacious master bedroom with walk in wardrobe and private ensuite
- Family bathroom with separate shower and bathtub
- Internal laundry and guest powder room on entry level
- Double lock-up garage with convenient internal access

Enjoying a wonderfully convenient lifestyle address, the home is moments to Warriewood Square, local cafes, schools, parks and beaches, while offering easy access to walking and bike trails through the surrounding wetlands and reserves. Peaceful, practical and perfectly positioned, this is a superb opportunity to secure an easy care family home within a tightly held 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.

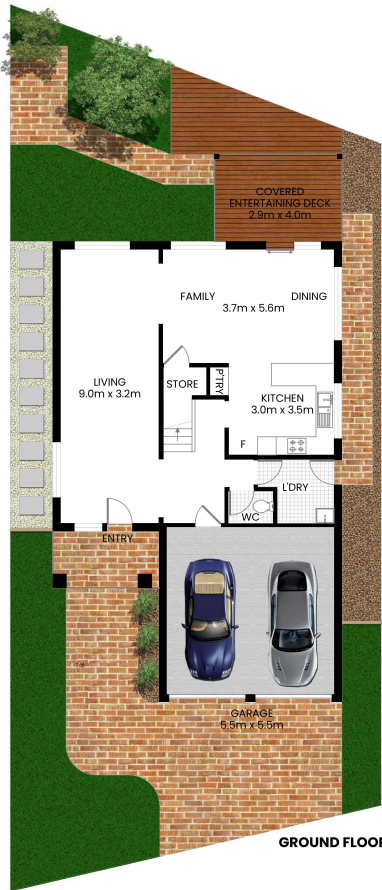
**MORE DETAILS**

Property ID                    2WRYF6K  
 Property Type                House

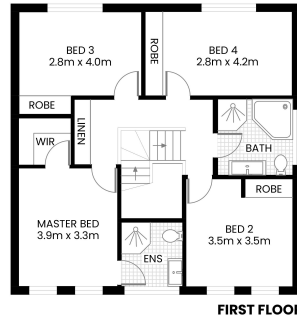
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GROUND FLOOR



FIRST FLOOR



## Warriewood 2 Valley Place

INTERNAL AREA 162m<sup>2</sup> APPROX.  
DECK AREA 23m<sup>2</sup> APPROX.  
GARAGE AREA 30m<sup>2</sup> APPROX.  
TOTAL AREA 215m<sup>2</sup> APPROX.



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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