



Warriewood, 22 Bella Vista Court

Family Haven In Valley Views - North Facing Backyard

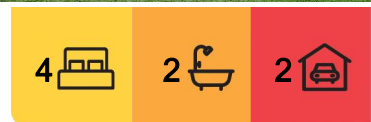
Located in a peaceful and private setting at the end of a cul de sac, this desirable family home offers a comfortable beaches lifestyle in a fantastic tightly held neighbourhood. Presenting abundant indoor/outdoor living, making it an ideal retreat for both relaxation and year round entertaining. A superb north facing level backyard enjoying privacy and plenty of scope for a pool (STCA)

The Valley Views Estate is highly desirable and established surrounded by well maintained gardens and a relaxed family orientated lifestyle, only a short walking distance to local shops, parks shopping centres and public transport. Ideally located between Mona Vale and Warriewood Village and within close proximity to Warriewood Beach, bike tracks to Narrabeen Lagoon, nature walks and local playgrounds.

- * A functional floorplan offering a choice of formal and informal living and dining spaces
- * Stunning gas kitchen with stone waterfall island bench top, contemporary style and



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
For Sale \$2,350,000-\$2,450,000

View
ljhooker.com.au/2VD5F6K

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quality appliances

- * Level backyard with sunny north aspect, private and offering room for a pool (STCA)
- * Upper level comprises of four generous bedrooms with built in wardrobes. The master features walk in robe and ensuite
- * Large family bathroom upstairs with modern design and luxurious quality appointments
- * Great sized additional living space upstairs, perfect for a teen/parent retreat
- * Study at entrance level or can also serve as additional 5th bedroom
- * Powder room and separate laundry
- * Ducted reverse cycle air conditioning
- * Large double lock up garage with loft storage space

Council Rates: \$450 per quarter approximately

Water Rates: \$175 per quarter approximately

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

Property ID	2VD5F6K
Property Type	House
Land Area	481 m ²

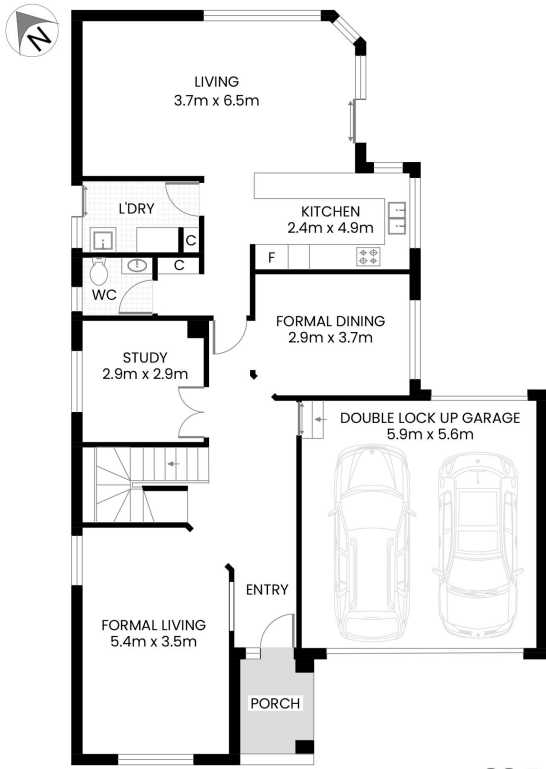
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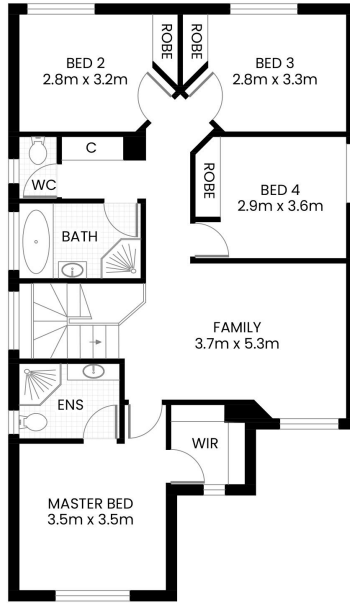


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GROUND FLOOR



FIRST FLOOR



SITE PLAN

22 Bella Vista Court Warriewood

INTERNAL AREA 230m² APPROX.
INCL. GARAGE



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 enquire. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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