



4 Waterside Grove, Warriewood

## Peacefully Positioned Family Haven

This two storey pristine home has numerous living areas throughout and is complete with a covered paved courtyard and a private fenced level backyard.

- Four spacious bedrooms all with wardrobes
- Master bedroom complete with ensuite and walk-in wardrobe
- Gorgeous eat-in sized kitchen area with granite benchtops and abundant cupboard space including a pantry cupboard
- Two separate living areas on the ground level
- Formal dining room
- There's a third living area/teenager's retreat on the first floor
- The full main bathroom has a separate toilet
- Handy home office/study on the ground floor
- Ground floor powder room - perfect for guests
- Ducted air-conditioning throughout and a gas bayonette in the family room
- Double garage with internal access
- Level 451sqm block

All this within an excellent, quiet and established neighbourhood - close to walking trails, Warriewood Shopping Square, local beaches, School and Transport.

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**FOR SALE**  
Sold \$2,460,000

### AGENTS

Geoff Amaral  
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Grant Matterson  
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### AGENCY

LJ Hooker Narrabeen  
(02) 9913 3300

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.

 **LJ Hooker**

Quarterly Outgoings (approximately)

Council - \$564.00

Water - \$172.79 + usage

Disclaimer: All information contained herewith, including but not limited to the general property description, price and address, is provided to LJ Hooker Narrabeen 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	22TMGRG
Property Type	House
Land Area	451 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Intercom Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**Geoff Amaral 0419 251 851**

Principal - Licensed Real Estate Agent |  
gamaral@ljhnarrabeen.com.au

**Grant Matterson 0438 261 600**

Diploma of Real Estate, Licensed Real Estate Agent & Accredited  
Auctioneer | gmatterson@ljhnarrabeen.com.au

**LJ Hooker Narrabeen (02) 9913 3300**

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