







45 Warriewood Road, Warriewood

Refined Coastal Living - Near New Designer Family Home

From the moment you step inside, this beautifully finished as-new Metricon home creates a sense of calm, comfort and easy coastal living. Built in 2023 and designed with light, space and connection in mind, the interiors feel warm and welcoming, while the natural palette and quality finishes give the home a timeless, relaxed elegance that suits the Northern Beaches lifestyle perfectly.

At its heart, the home is made for living and entertaining. The open-plan kitchen, dining and lounge spill effortlessly to the landscaped backyard and elevated entertaining deck, creating a seamless indoor-outdoor flow where weekends naturally unfold. Whether it's kids playing on the lawn, long summer lunches with friends or quiet evenings by the fire, the home offers a setting that adapts beautifully to every stage of family life. Upstairs provides a peaceful retreat with generous bedrooms and an additional living zone that gives everyone their own space to relax.

Positioned just minutes from Warriewood Beach, scenic coastal walks, local schools, cafés and shopping, the location brings together convenience, lifestyle and community - offering that sought-after balance of connection and calm that makes this pocket so popular.

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FOR SALE
Contact Agent

AGENTS
Marco Cimino
0424 333 523
mcimino@ljhmv.com.au

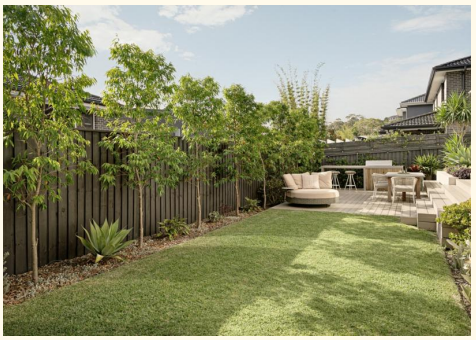
AGENCY
LJ Hooker Mona Vale
(02) 9979 8000

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LJ Hooker

- Light-filled open-plan living and dining zone with a warm, coastal aesthetic and large sliding doors opening directly to the outdoor entertaining area
- Striking 2.9m high ceilings through the open-plan kitchen, living and dining area, creating a sense of openness and architectural scale
- Stunning stone kitchen with oversized island bench, gas cooking, quality appliances and abundant storage, perfectly designed as the social hub of the home
- Beautifully landscaped backyard featuring a level lawn for children and pets, plus an elevated deck ideal for entertaining or relaxing in the sun
- Purpose-built outdoor entertaining space with built-in BBQ and preparation bench, creating a true extension of the indoor living areas
- Four generous bedrooms, all with built-in robes, including a spacious master retreat complete with walk-in robe and stylish private ensuite
- Elegant bathrooms finished with quality tiling, custom joinery and a freestanding bath, creating a calm, spa-like feel
- Versatile upstairs retreat providing valuable second living space for families, teenagers or a quiet reading zone
- Dedicated study with custom cabinetry and workspace, ideal for working from home or managing busy family life
- Ducted air conditioning throughout plus a gas fireplace in the main living area, ensuring year-round comfort and atmosphere
- Plantation shutters, soft neutral tones and quality finishes throughout, giving the home a timeless, cohesive and move-in ready feel
- Solar panels to help reduce energy costs, along with an outdoor hot and cold shower, perfect for post-beach rinses
- Double lock-up garage with internal access, plus additional driveway parking for guests or extra vehicles
" Highly convenient location close to Warriewood Beach, parks, schools, cafés, shopping and transport, delivering an easy and connected coastal lifestyle







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MORE DETAILS

Property ID	2WR1F6K
Property Type	House
Land Area	415 m2
Including	Study

Marco Cimino 0424 333 523
Licensed Real Estate Agent | mcimino@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

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