



48 Warriewood Road, Warriewood

## A Private Coastal Oasis with Effortless Indoor/Outdoor Flow and Contemporary Finishes

Positioned on a sun drenched corner block with a prized north facing aspect, this beautifully enhanced residence delivers a seamless blend of modern comfort and relaxed coastal style. Designed to maximise natural light and privacy, the home showcases an airy open plan layout with soaring raked ceilings and thoughtfully placed skylights, creating a warm and inviting atmosphere throughout.

Effortlessly connecting indoor and outdoor living, the main living and dining zones flow to a private, partially covered alfresco space complete with a built-in BBQ, perfect for year round entertaining. Framed by established gardens and spacious lawns, the setting offers a peaceful, family friendly sanctuary just moments from the best of Warriewood.

- Sunny north facing corner block with excellent natural light and privacy
- Open plan living and dining flowing seamlessly to outdoor entertaining
- Partially covered alfresco terrace with built-in BBQ, perfect for the avid entertainer and everyday enjoyment

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

A Private Coastal Oasis with Contemporary Finishes

### VIEW

Sat 23rd May @ 11:30AM - 12:00PM

### AGENTS

Marco Cimino  
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Tom McKenzie  
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### AGENCY

LJ Hooker Mona Vale  
(02) 9979 8000

LJ Hooker

- Fully fenced yard with established gardens, secure for kids and pets
- Modern kitchen with Caesar stone island bench, quality appliances and stunning dual skylights
- Light-filled interiors enhanced by high ceilings and clever window placement
- Engineered oak timber flooring throughout, adding warmth and cohesion
- Three generous bedrooms on entry level with built in robes. Master suite with walk in robe and private ensuite
- Upper level addition featuring a fourth bedroom, retreat/study space and modern bathroom. Ultra flexible that can be used as a work from home space or even a parent or kids retreat
- Main family bathroom with bathtub plus full-size laundry with external access
- Double lock-up garage with additional off-street parking for two vehicles
- 6.6kw Solar Panels with 5kw inverter
- 2,700 Litre rainwater tank

Offering the perfect balance of lifestyle and convenience, this home is ideally located in the heart of Warriewood, just moments to Warriewood Square, local parks, schools and B-Line transport, with the golden sands of Warriewood Beach only minutes away. Combining modern functionality with a relaxed coastal feel, this is a superb opportunity to secure a move in ready home in one of the Northern Beaches' most sought after family friendly pockets.

**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                    2WQAF6K  
 Property Type                House

**Marco Cimino 0424 333 523**

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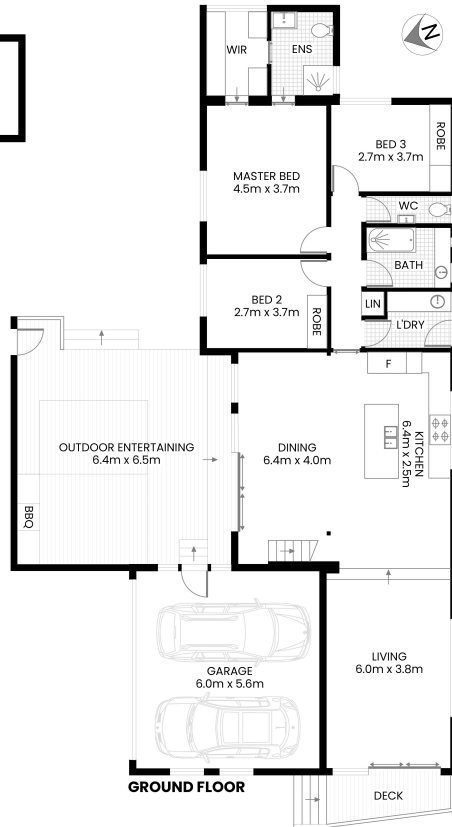
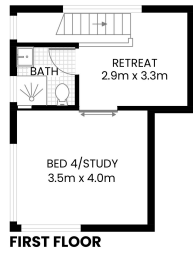
**Tom McKenzie 0484 766 102**

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**SITE PLAN**

Warriewood  
48 Warriewood Road

INTERNAL AREA 162m<sup>2</sup> APPROX.  
ENTERTAINING & DECK AREA 47m<sup>2</sup> APPROX.  
GARAGE AREA 34m<sup>2</sup> APPROX.  
TOTAL AREA 243m<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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