



7 Bubalo Street, Warriewood

## A Sunlit Coastal Retreat Designed for Modern Family Living

Positioned within a quiet, family friendly street in a highly convenient pocket of Warriewood, this beautifully appointed dual level residence delivers effortless coastal living with a refined contemporary aesthetic. Built just six years ago and impeccably maintained by its original owners, the home showcases a seamless fusion of light-filled interiors, quality finishes and relaxed indoor-outdoor flow, perfectly suited to modern family life.

Bathed in natural light from its desirable north east to rear orientation, the home reveals generous open plan living and dining that extends to a covered alfresco entertaining deck and level backyard beyond. Private, secure and framed by easy care landscaping, the outdoor space is ideal for children and pets, while also offering exciting scope to add a pool (STCA). Thoughtfully designed for flexibility, the layout caters to growing families with multiple living zones and well separated accommodation.

- Sunny north-east aspect with beautiful natural light throughout
- Spacious open plan living and dining flowing to covered alfresco entertaining

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

For Sale \$2,250,000-\$2,350,000

### VIEW

Sat 23rd May @ 10:00AM - 10:30AM

### AGENTS

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### AGENCY

LJ Hooker Mona Vale  
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 LJ Hooker

- Contemporary coastal style interiors
- Level, private backyard ideal for children and pets with scope for a pool (STCA)
- Three bedrooms upstairs, two with built in robes
- Master retreat with walk-in robe and stylish ensuite with double vanity
- Modern family bathroom with separate bath and shower
- Additional upstairs media/rumpus room, ideal teen retreat or second living zone
- Versatile ground floor guest bedroom or home office
- Well appointed internal laundry with external access plus downstairs powder room
- Single lock up garage with additional driveway parking space

Set in the heart of Warriewood, this superb home enjoys close proximity to Warriewood Square, local cafes, schools, parklands and city transport, while being moments to beautiful beaches, coastal walks and lifestyle amenities. Offering a perfect balance of comfort, style and convenience, this is an exceptional opportunity to secure a near new home in a thriving, family-oriented community.

**Disclaimer:**

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**MORE DETAILS**

Property ID                    2WPKF6K  
 Property Type                House

**Marco Cimino 0424 333 523**

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