

79 Sydney Road, Warriewood

## Modern Coastal Retreat Between Ocean & Lake - Bright, Fresh & Beach Ready

Auction Location: On-site

Just 250m from the golden sands of Warriewood Beach and 700m to picturesque Turrimetta Beach, this beautifully presented, light-filled home offers the best of relaxed coastal living in one of the Northern Beaches' most desirable settings.

Elevated to enjoy cooling sea breezes and sweeping district views, this move-in ready home is the perfect sanctuary for families, entertainers, and beach lovers alike. With a fresh coastal inspired palette, open plan living, and a seamless flow to a large sun-drenched entertaining deck. There is also a private covered outdoor area with pull down blinds that creates a versatile space for year-round enjoyment, while the sparkling in-ground swimming pool and easy-care gardens complement the beachside position.

Warriewood Beach is beloved by locals for its laid back vibe, excellent surf, and patrolled swimming areas. It's a favourite spot for early morning dips, scenic coastal walks, headland runs and watching the

5 2 2

**FOR SALE**  
**SOLD**

### AGENTS

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### AGENCY

LJ Hooker Mona Vale  
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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.



sunrise with a coffee in hand while you keep an eye out for frolicking dolphins and whales. Just a short stroll away, Narrabeen Lake offers calm waters ideal for paddle boarding, kayaking, fishing or cycling along the lakeside trails - the perfect complement to an active beachside lifestyle.

#### FEATURES

- All bedrooms have built in robes
- Beautifully finished bathrooms
- Light and bright interiors
- Elevated for privacy and to capture district views
- Enjoy excellent cross ventilation
- Sun-drenched entertaining deck and covered alfresco area
- Sparkling saltwater in-ground swimming pool
- Established, low maintenance gardens and lawns
- Double carport plus storage shed
- Coastal chic styling throughout
- Close to playing fields, Warriewood Square, cinemas, cafes and public transport including the B-Line express bus to the city

Strong demand + limited supply mean this an opportunity not to be missed. The prime coastal setting, nearby beaches, natural amenities, parks and good transport access make Warriewood Beach highly coveted. Secure the lifestyle you have been yearning for.

Council Rates: \$3,176.95 per annum approx

Water Rates: \$1,129.20 per annum approx

#### Disclaimer:

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#### MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 2WDCF6K          |
| Property Type | House            |
| Land Area     | 600 m2           |
| Including     | Air Conditioning |
|               | Pool             |
|               | Deck             |
|               | Water Tank       |

#### Lachlan Elder 0418 224 180

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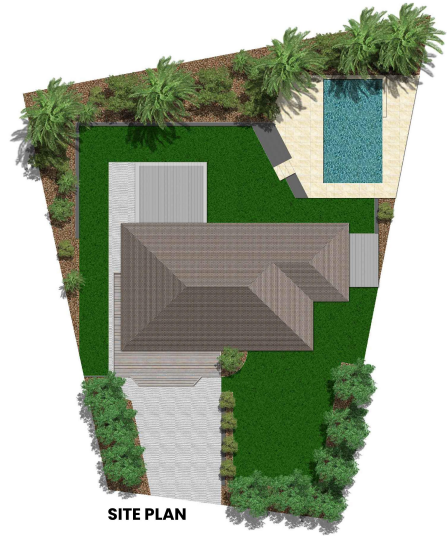
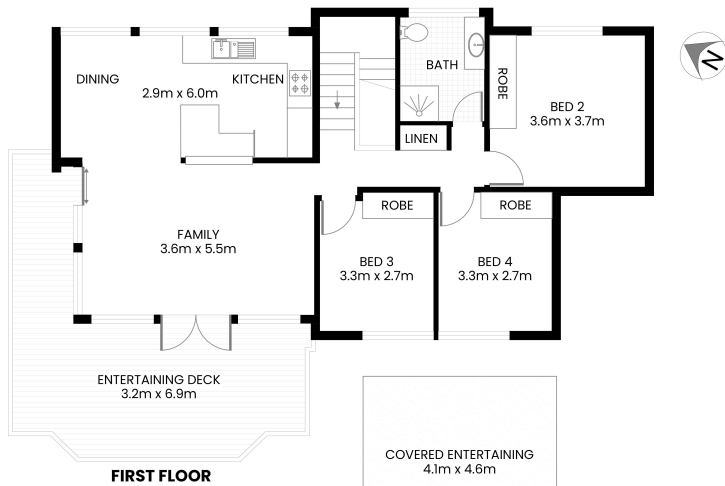
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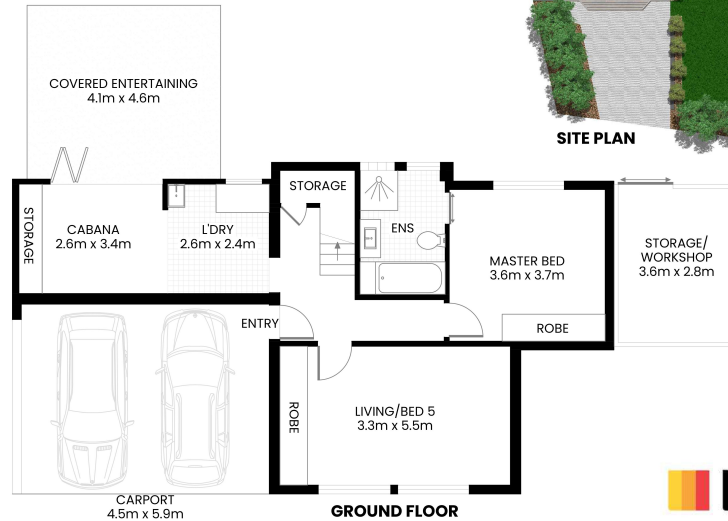
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## Warriewood 79 Sydney Road

INTERNAL AREA 151m<sup>2</sup> APPROX.  
EXTERNAL AREA 45m<sup>2</sup> APPROX.  
CARPORT & WORKSHOP AREA 36m<sup>2</sup> APPROX.  
TOTAL AREA 232m<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.