



93 Alameda Way, Warriewood




Versatile Family Estate with Income Potential in a Private Leafy Locale

Auction Location: On Site

Perfectly positioned in a peaceful pocket of Warriewood, this immaculate dual residence offers the ultimate in flexible family living. This rare offering delivers space, versatility and investment appeal. Whether accommodating a growing family, multi generational living, or generating a passive income, this property adapts to your needs while offering the relaxed coastal lifestyle Warriewood is known for.

Positioned in a leafy family friendly neighbourhood, this pristinely presented residence is set on a generous 798sqm parcel with a desirable north aspect which allows for an abundance of natural light throughout the home. Thoughtfully designed to maximise on space, this residence offers easy living and combines everyday convenience with a private, sunny position and sweeping district outlooks.

The main four bedroom home unfolds over two generous levels, with multiple living and family rooms, a versatile study, and level backyard with beautiful landscaping offering plenty of privacy. Adding

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FOR SALE

Spacious Family Home with Deluxe Granny Flat

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 **LJ Hooker**

exceptional value, a self contained, two bedroom granny flat with separate access provides the ideal space for extended family, guests, or a lucrative rental opportunity.

Main House

- Generous 798sqm parcel with sunny north aspect with leafy district outlooks
- Spacious living and dining is open plan with an abundance of natural light that filters throughout, a wonderful space for the whole family and perfect for entertaining
- Contemporary kitchen with stylish streamline finishes, quality appliances, stone bench tops and spacious breakfast bar for casual meals
- Wrap around verandah is a delightful touch and is bathed in a sun drenched northerly aspect
- Additional family room on the lower level, perfect for parent or kids retreat
- Versatile study room that can serve perfectly as a work from home space
- Generous level lawn with established gardens for complete privacy, full fenced for kids and pets to enjoy. Plenty of scope for a swimming pool (STCA)
- Four bedrooms, all with built in robes and pleasant leafy outlooks
- Family bathroom on upper level with modern appointments and separate bath and shower. Additional bathroom on entry level with powder room
- Spacious internal laundry with bath combined and convenient outdoor access
- Double lock up garaging

Granny Flat

- Perfect for additional income, multi generational living or guest accomodation
- Modern open concept with living area and kitchen
- Kitchen presents in pristine condition with quality appliances, stone bench tops and ample cupboard space
- Opens out to an expansive undercover entertainers deck
- Private lawn and separate entry for independence and privacy
- Pristine bathroom with separate internal laundry
- Separately metered to main residence

Opportunities like this seldom come by - this home is positioned with access to the area's abundant nature reserves, picturesque walking trails, child friendly parks, local shops, schools, express B-Line transport and an array of popular surf beaches.

Disclaimer:

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MORE DETAILS

Property ID 2W92F6K
Property Type House
Land Area 783 m²

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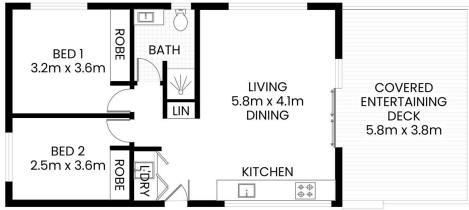
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3/18 Bungan Street, MONA VALE NSW 2103

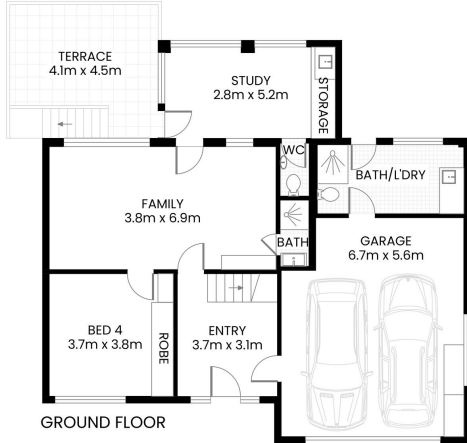
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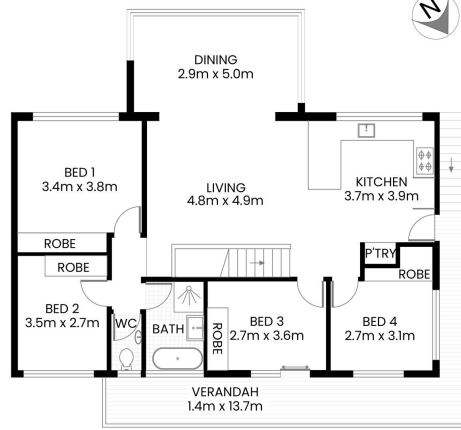
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GRANNY FLAT-AT REAR



GROUND FLOOR



FIRST FLOOR

Warriewood 93 Alameda Road

INTERNAL AREA 195m² APPROX.
GARAGE AREA 35m² APPROX.
EXTERNAL AREA 39m² APPROX.
GRANNY FLAT AREA 81m² APPROX.
INCL. DECK.

TOTAL AREA 350m² APPROX.



SITE PLAN



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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