

Warriewood, 3 Rosella Way

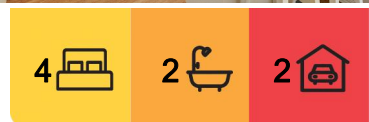
Torrens Title - Quiet Private Cul-De-Sac - Loads of Sunshine In A Peaceful Setting

Auction Location: On Site

This beautifully presented, family focused home has a relaxed ambiance and flexible living options. The immaculate torrens title townhome has a perfect blend of comfort, convenience and tranquillity. Nestled in a quiet pocket of the Valley Views Estate off a private road, as part of a community plan, this home offers you the size and all 'the feels' of a stand-alone home.

Contemporary style, light-filled with fresh easy living and access. You will appreciate the relaxed indoor/outdoor flow with multiple living zones providing casual and formal spaces, ideal for entertaining guests.

Modern kitchen overlooking the backyard has European appliances, Caesarstone benches



For Sale

Auction Guide \$2,000,000

View

ljhooker.com.au/2VZ6F6K

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with breakfast bar and adjoins the family dining area to outside entertaining. The expansive alfresco back courtyard is bathed in sunlight with level lawn, private lush tropical gardens and is perfect for barbeques and family gatherings.

The upper level has a generous master bedroom with ensuite and walk in robe. A further two queen sized bedrooms, both with fans and built ins, plus a well laid out family bathroom with separate toilet. A large downstairs area lending itself to the option of a home office, fourth bedroom and media room.

This stunning property is 'move in ready' having been newly painted internally and externally, fresh flooring, ducted air conditioning and loads of storage options and ample parking.

Warriewood Beach, shopping centre, restaurants and cafes, cinema, schools and transport are all close by, along with local scenic parkland with walking and cycle tracks. You will embrace living in the leafy, peaceful family focussed neighbourhood and the convenient location that is Valley Views Estate.

Community Levy \$269.41 p/qtr

Council Rates \$441.41 p/qtr

Water Rates \$169.03 p/qtr + usage

Disclaimer:

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More About this Property

Property ID	2VZ6F6K
Property Type	Townhouse
Land Area	284 m2

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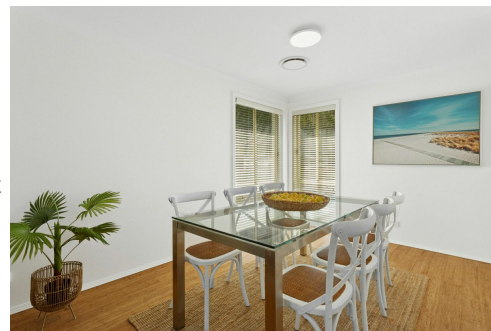
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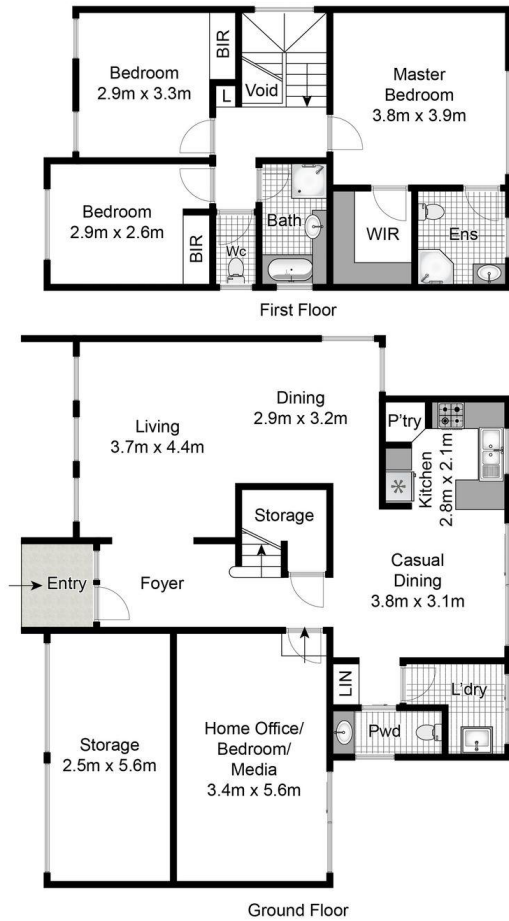
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Whilst bwrm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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