



## Warriewood, 50 Honeyeater Grove

Torrens Townhouse with Sun Filled North to Rear Aspect

An exceptional lifestyle for those looking to either upsize or even downsize, this superb townhome is positioned in whisper quiet 'Sea Green' and opposite a never to be built out reserve. Presenting in immaculate condition, this home boasts a sunny north to rear aspect with spacious alfresco dining and a delightful and private backyard.

Well appointed and offering plenty of room to relax and entertain, this desirable home presents the perfect opportunity for young families, those coming from larger homes and even investors. Positioned with access to the area's abundant nature reserves, picturesque walking trails, child-friendly parks, local shops, schools, express B-line city buses and surf beaches.

- \* Desirable position on 259sqm with a north to rear aspect
- \* No strata or community fees
- \* Dual level residence slightly elevated from street level with functionality and a floorpan



**Disclaimer:** 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 \$1,985,000-\$2,100,000

**View**

[ljhooker.com.au/2VU9F6K](http://ljhooker.com.au/2VU9F6K)

**Contact**

**Marco Cimino**

0424 333 523

[mcimino@ljhmv.com.au](mailto:mcimino@ljhmv.com.au)

**Ryan Petrie**

0403 988 123

[rpetrie@ljhmv.com.au](mailto:rpetrie@ljhmv.com.au)

**LJ Hooker Mona Vale**  
(02) 9979 8000



suited to most families

- \* Two spacious family rooms; formal living room with an additional living and dining room that extends to the alfresco and level yard
- \* North facing level yard with perfectly maintained garden and undercover paved alfresco. A wonderful space for year round enjoyment and secure for the kids and pets to enjoy
- \* Spacious and stylish, the kitchen offers gas cooking, stone bench tops and breakfast bar for casual meals. Filled with natural light and a view of yard
- \* Upstairs offers three generous bedrooms all with built in robes. Master bedroom appointed with private balcony enjoying leafy aspect and ensuite
- \* Spacious study/family room upstairs that can easily be converted to a fourth bedroom
- \* Family bathroom in pristine condition on the upper floor with powder room to service guests on entry level
- \* Double lock up garaging, ducted air conditioning, timber floors, ceiling fans and full size laundry

Disclaimer:

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## More About this Property

Property ID	2VU9F6K
Property Type	Townhouse
Land Area	259 m2

**Marco Cimino 0424 333 523**

Licensed Real Estate Agent | [mcimino@ljhmv.com.au](mailto:mcimino@ljhmv.com.au)

**Ryan Petrie 0403 988 123**

Licensed Real Estate Agent | [rpetrie@ljhmv.com.au](mailto:rpetrie@ljhmv.com.au)

**LJ Hooker Mona Vale (02) 9979 8000**

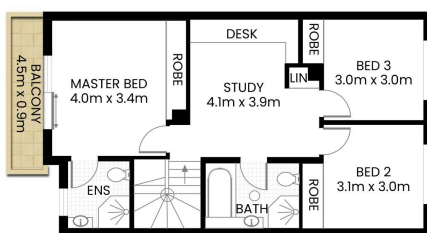
3/18 Bungan Street, MONA VALE NSW 2103

[monavale.ljhooker.com.au](http://monavale.ljhooker.com.au) | [monavale@ljhmv.com.au](mailto:monavale@ljhmv.com.au)



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FIRST FLOOR



GROUND FLOOR



## 50 Honeyeater Grove Warriewood

FLOOR AREA 137m<sup>2</sup> APPROX.  
GARAGE AREA 33m<sup>2</sup> APPROX.  
ENTERTAINING & BALCONY AREA 38m<sup>2</sup> APPROX.  
TOTAL AREA 208m<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 enquire. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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