



## Warriewood, 2/12-14 Angophora Circuit

House Sized Townhouse with Sunny Level Yard in Quiet Locale

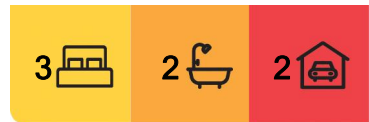
This sunny and spacious townhouse presents a terrific lifestyle opportunity in the heart of Warriewood. Surrounded by local amenities and nestled in the highly esteemed Sea Green On The Park, this low maintenance home is ideal for young families, downsizers and investors alike.

Welcoming and private leafy frontage as you enter the home, enjoying a modern and open plan layout - functional and suited to most families. A spacious and sunny terrace enjoys privacy and offers a great entertaining option for year round enjoyment. Perfectly level and secure, an ideal space for kids and pets to enjoy.

Positioned with access to the local abundant nature reserves, picturesque walking trails, child-friendly parks, local shops, schools, express B-line city buses and surf beaches. This immaculate home is an ideal sanctuary for young families or downsizers seeking a family



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**For Sale**  
House Sized Townhouse with Sunny Level Yard in Qui

**View**  
[ljhooker.com.au/2VJTF6K](http://ljhooker.com.au/2VJTF6K)

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

haven with the spaciousness of a house.

- \* The entry level offers a versatile floorplan with two substantial living zones, allowing the option for a kids/parents retreat, or possible to convert to a 4th bedroom
- \* Spacious gourmet kitchen with gas cooking, stainless appliances, breakfast island for casual meals and overlooks the garden
- \* A designated dining space flows seamlessly to expansive alfresco entertaining, and a low maintenance garden, fully fenced and secure for kids and pets to enjoy
- \* The upper level offers three generous sized bedrooms, master bedroom with ensuite, walk-in robe & private balcony.
- \* Study on upper level & full family bathroom with w/c on entry level to service guests
- \* Internal access to double lock up garage with additional room for storage

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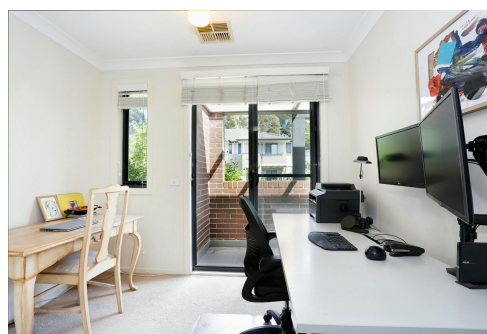
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## More About this Property

<b>Property ID</b>	2VJTF6K
<b>Property Type</b>	Townhouse

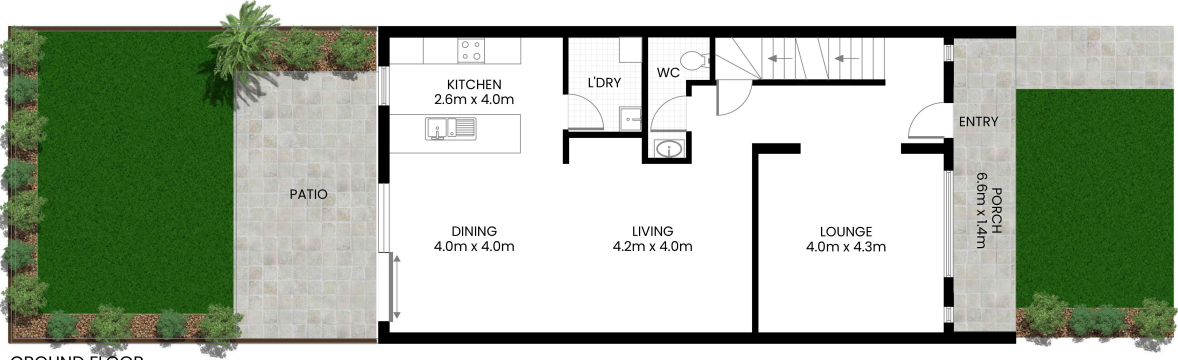
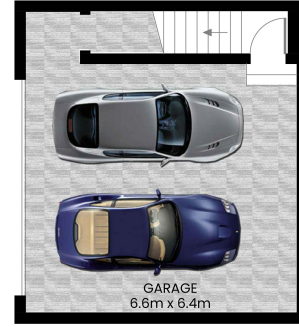
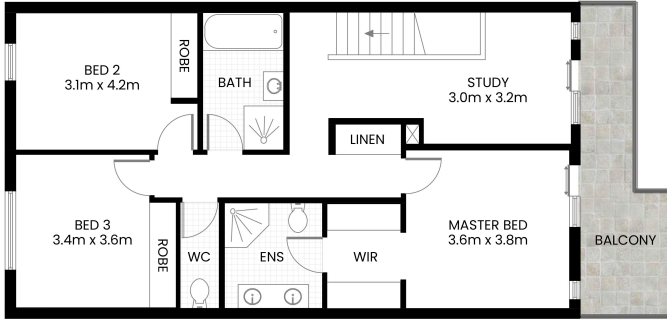
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INTERNAL AREA 207m<sup>2</sup> APPROX.  
INCL GARAGE

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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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