



## Warriewood, 31/2 Forest Road

### Superb Townhouse - Private + Spacious Yard

Perfect for young families and even downsizers, this spacious town home provides an idyllic and convenient beaches lifestyle with the ease of lock up and leave whilst being close to shops, beaches and transport. Presenting in original condition and 'neat as a pin', this superb townhouse is ready to move in whilst also providing scope for improvements.

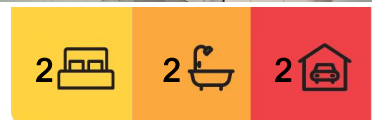
Offering a level and spacious garden with privacy and an easy flow floor plan offering functionality and space with plenty of natural light throughout. Two bedrooms can be easily converted to three or even four to accommodate most families.

Nestled amid the tranquil grounds of 'Ivanhoe' with resort-like facilities, easy 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.

\* Generous light filled living and dining seamlessly opens to a deep undercover alfresco, perfect for year round enjoyment



**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.



**For Sale**  
For Sale \$1,550,000

**View**  
[ljhooker.com.au/2VQ1F6K](http://ljhooker.com.au/2VQ1F6K)

**Contact**  
**Marco Cimino**  
0424 333 523  
[mcimino@ljhm.com.au](mailto:mcimino@ljhm.com.au)

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



- \* Private and perfectly level yard with leafy outlook
  - \* Tidy kitchen with plenty of natural light and view of yard
  - \* Two bedrooms on the upper level can be easily converted to a 3 or even 4 bedroom.
- Master bedroom with walk in robe and ensuite. Second bedroom with built in robe and sunny balcony
- \* Giant DLUG with internal access
  - \* Indoor heated pool, spa, sauna, playground and visitor parking
  - \* Pet friendly

Strata Levies: \$1,674 per quarter approx.

Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

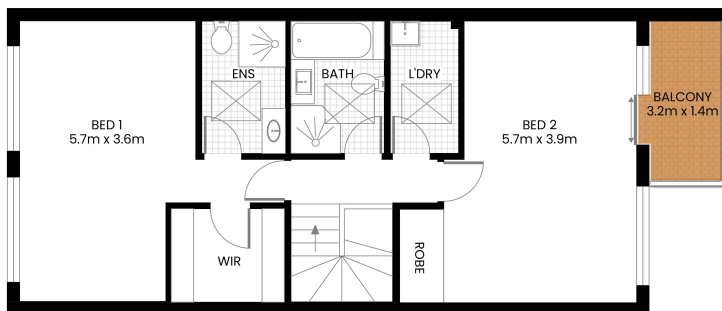
## More About this Property

Property ID	2VQ1F6K
Property Type	Townhouse

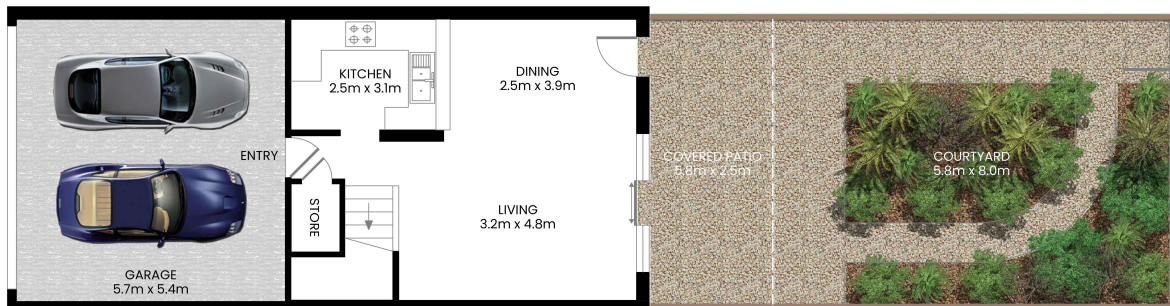
**Marco Cimino 0424 333 523**  
 Licensed Real Estate Agent | [mcimino@ljhmv.com.au](mailto:mcimino@ljhmv.com.au)

**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)





FIRST FLOOR



GROUND FLOOR

31/2 Forest Road  
Warriewood

FLOOR AREA 143m<sup>2</sup> APPROX.  
INCL. GARAGE  
COURTYARD & BALCONY AREA 65m<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.



LJ Hooker Mona Vale  
(02) 9979 8000

**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.