







45/28 Macpherson Street, Warriewood

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Generous Proportions, Sunlit Outdoor Living and Exceptional Scope to Add Value

Offering an impressive sense of space, natural light and outstanding potential, this dual-level townhouse presents an exciting opportunity. Beautifully maintained and completely move in ready, the home combines generous proportions with a sunny, easy care setting, while offering plenty of scope to introduce your own style and add further value over time, and easily converted to a 3 bedroom. Spacious living and dining areas extend seamlessly to covered entertaining and an expansive courtyard, creating a wonderful indoor/outdoor connection with room to relax, entertain and make the space your own.

- Spacious, light filled living and dining with timber flooring throughout
- Covered outdoor entertaining flowing to a generous private courtyard with excellent scope to personalise and add value
- Large and pristine kitchen with quality appliances, plenty of bench space and storage
- Two exceptionally spacious bedrooms positioned on the upper level
- Generous master retreat with walk in robe, ensuite with shower over bathtub and private north facing balcony

FOR SALE
Contact Agent

AGENTS
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AGENCY
LJ Hooker Mona Vale
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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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- Oversized second bedroom with two built in wardrobes and its own private balcony
- Second bedroom offers excellent potential to be reconfigured into two bedrooms, subject to relevant approvals
- Neat and tidy family bathroom on upper level with separate bath and shower
- Entry level powder room ideal for guests
- Full size internal laundry
- Double lock up garage with convenient internal access
- Air conditioning, ceiling fans and plantation shutters
- Move in ready with outstanding scope to further enhance and add value
- Pet friendly complex
- Resort style facilities including a tennis court, indoor heated swimming pool, spa and sauna









Offering a relaxed lifestyle with everyday convenience close at hand. Enjoy nearby scenic walking and cycling trails, parks, schools and family friendly community. With popular surf beaches, Warriewood Square, local cafés and transport connections all within easy reach. This is an appealing opportunity to enjoy the space and comfort of a substantial townhouse today, with the freedom to enhance and make it truly your own for the future.

Disclaimer:
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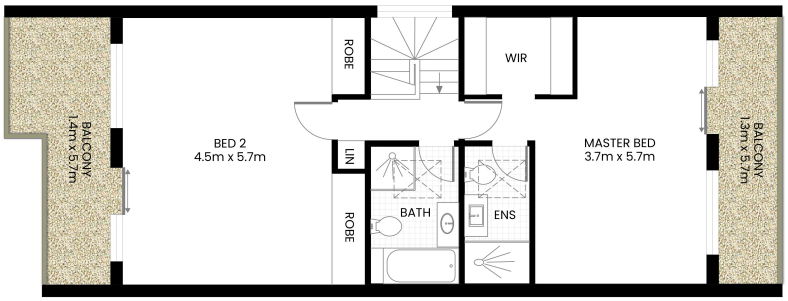
MORE DETAILS

Property ID	2WXFF6K
Property Type	Townhouse

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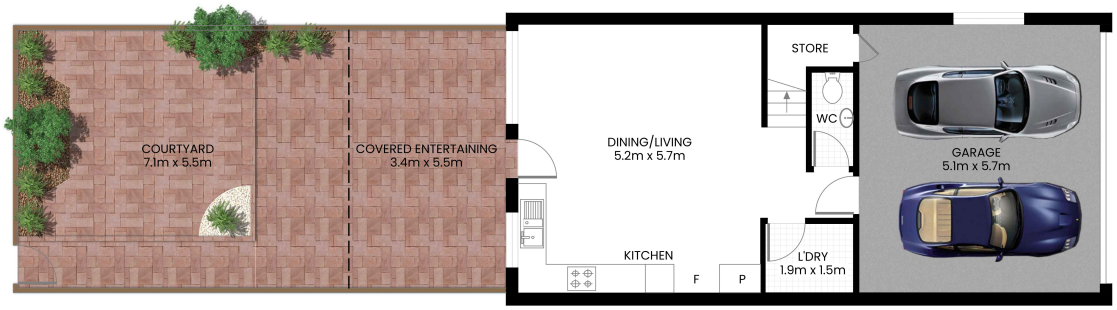


FIRST FLOOR

Warriewood
45/28 Macpherson Street

INTERNAL AREA 112m² APPROX.
GARAGE AREA 29m² APPROX.
ENTERTAINING, COURTYARD
& BALCONIES AREA 74m² APPROX.

TOTAL AREA 215m² APPROX.



0 1 2 3 4 5
SCALE (METRES)

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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 enquirie. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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