



55/30 Macpherson Street, Warriewood

Sunny North East Townhome - Private Backyard + Peaceful Setting

Offering an inviting combination of space, privacy and effortless indoor outdoor living, this beautifully presented dual level townhouse enjoys a prized north-easterly aspect within a quiet and highly sought after Warriewood complex. Designed with everyday comfort in mind, the generous entry level features multiple living zones and a seamless connection to a covered entertaining area and sunny, level backyard. Filled with natural light and enjoying leafy outlooks throughout, it presents an ideal low maintenance lifestyle close to everything the Northern Beaches has to offer.

- Light filled entry level with multiple living and family areas
- Separate dining space flowing effortlessly from the kitchen and living zones
- Covered outdoor entertaining area extending to a sunny, level and private backyard
- Desirable north-easterly aspect allowing an abundance of natural light throughout the home
- Well-appointed kitchen with full view over the backyard, quality stainless steel appliances, Caesarstone benchtops and splashback with excellent preparation and storage space

3 2 2

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
Marco Cimino
0424 333 523
mcimino@ljhmv.com.au

AGENCY
LJ Hooker Mona Vale
(02) 9979 8000

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.

LJ Hooker

- Three generous bedrooms positioned together on the upper level with built-in wardrobes and private leafy outlooks
- Private master bedroom with ensuite
- Family bathroom featuring separate bath and shower
- Immaculately presented combined laundry and powder room on entry level, with excellent laundry storage
- Gas facilities, gas/electric hot water system
- Quiet, established and family-friendly Warriewood setting with access to the complex swimming pool and beautifully maintained landscaped grounds
- Conveniently positioned close to Warriewood Square, everyday amenities, popular Northern Beaches surf beaches, local parks and recreational facilities
- Well located near a selection of reputable public and private schools, with easy access to local transport and connections throughout the Northern Beaches

Perfectly suited to small families, downsizers or savvy investors, the home combines generous proportions with the ease of low maintenance townhouse living. With Warriewood Square, local parks, surf beaches, schools, transport and recreational facilities all within easy reach, it offers a convenient lifestyle in a well connected coastal setting.

- Strata levies \$1486 per quarter

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 DETAILS

Property ID	2WWAF6K
Property Type	Townhouse
Land Area	244 m2

Marco Cimino 0424 333 523

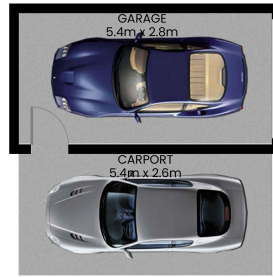
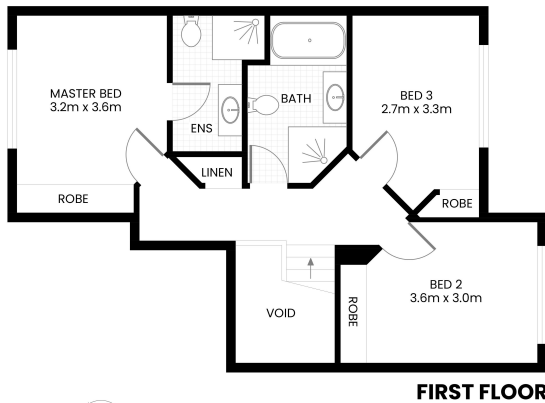
Licensed Real Estate Agent | mcimino@ljhmv.com.au

LJ Hooker Mona Vale (02) 9979 8000

3/18 Bungan Street, MONA VALE NSW 2103

monavale.ljhooker.com.au | monavale@ljhmv.com.au





Warriewood
55/30 Macpherson Street

INTERNAL AREA 124m² APPROX.
GARAGE & CARPORT AREA 29m² APPROX.
COVERED ENTERTAINING AREA 14m² APPROX.

TOTAL AREA 244m² APPROX.

0 1 2 3 4 5 SCALE (METRES)



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