



Warriewood, 16/3 Mallard Lane

Ground Floor Lifestyle Abode - Sunny Wrap Around Courtyard

Located in J Block - Entrance Via Boondah Road

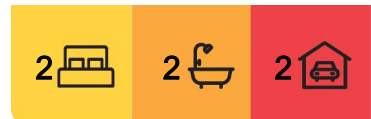
Nestled in a tranquil, leafy setting, this stylishly appointed apartment offers a low maintenance lifestyle with ultimate convenience. Positioned on the ground floor, it is perfect for pet owners and young families, with a sunny wrap around courtyard and seamless outdoor access.

Designed with contemporary and quality finishes, and a well thought out floor plan for effortless flow and functionality, this home presents an ideal entry level opportunity or investment.

Enjoy a range of on site leisure facilities, beautifully landscaped gardens, and easy access to scenic walking and bike trails, Warriewood Square Shopping Centre, public transport,



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 \$1,350,000-\$1,400,000

View
ljhooker.com.au/2VXAF6K

Contact
Marco Cimino
0424 333 523
mcimino@ljhmv.com.au
Tom McKenzie
0484 766 102
tmckenzie@ljhmv.com.au

LJ Hooker Mona Vale
(02) 9979 8000

schools, and stunning beaches.

- * Functional floorpan with desirable entry hall way, high ceilings and a modern neutral palette
- * Open plan living and dining opening to a private wrap around courtyard, filled with sunlight and perfect for year round enjoyment
- * Lots of privacy with minimal common walls
- * Contemporary kitchen with gas cooking, ample cupboard space and quality appliances
- * Two generous bedrooms with built in robes that are mindfully separated
- * Bathrooms designed with luxurious style, quality finishes and pristinely kept
- * Full size laundry
- * Spacious study nook
- * Air ducting and ceiling fans
- * Side by side double security car spaces and two storage cages
- * Pet friendly
- * Oceanvale offers resort style living with landscaped gardens, 25m lap pool, gymnasium, spa and sauna, BBQ area, children's playgrounds and serene nature walking/bike track

Strata Levies: \$1927 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	2VXAF6K
Property Type	Unit
House Size	139 m2

Marco Cimino 0424 333 523

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

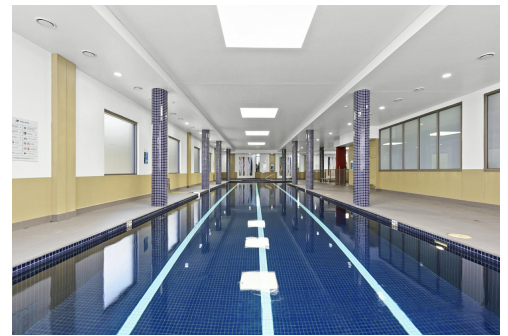
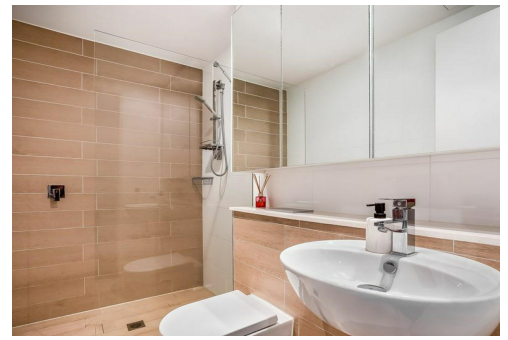
Tom McKenzie 0484 766 102

Sales Associate | tmckenzie@ljhmv.com.au

LJ Hooker Mona Vale (02) 9979 8000

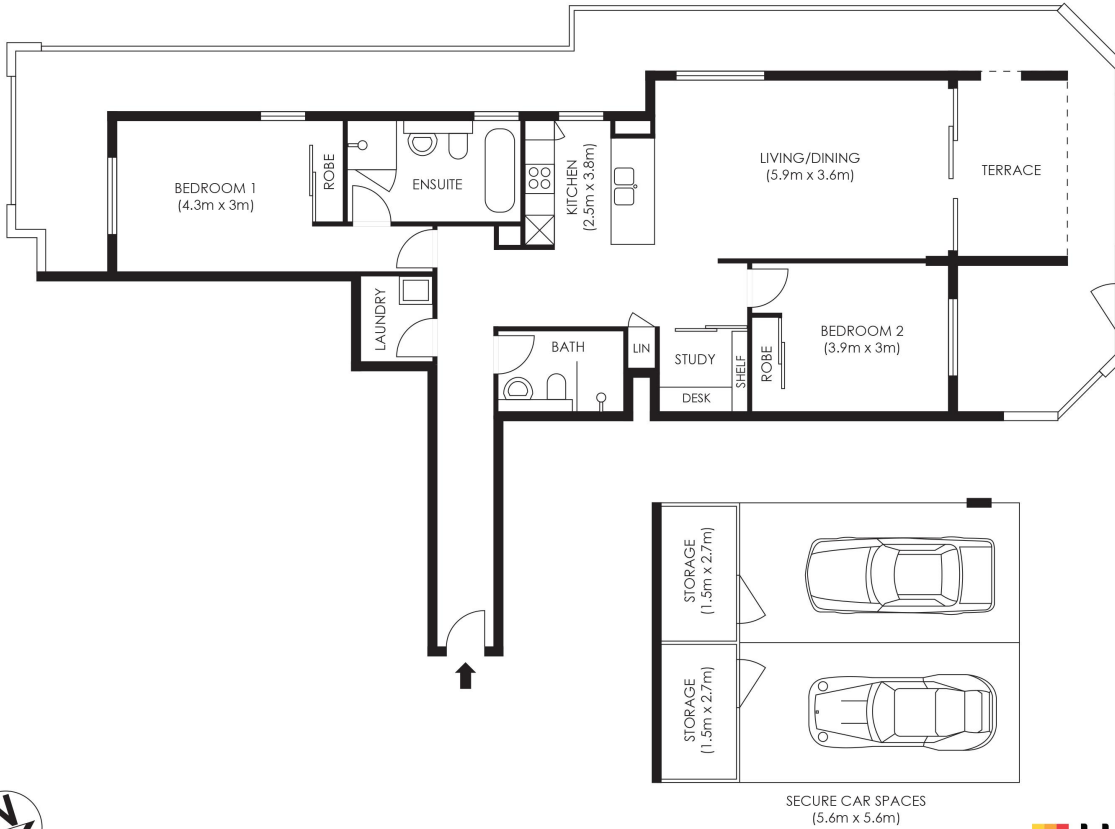
3/18 Bungan Street, MONA VALE NSW 2103

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



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.

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



Plans are intended as a guide only. No representations or warranties of any nature whatsoever are given or intended and any person using this information should always rely on their own enquiries. [jinteriors - real estate floor plans. jinteriors.info@gmail.com](http://jinteriors.info@gmail.com)



16/3 MALLARD LANE, WARRIEWOOD

scale 1:100



**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.