



## Warriewood, 16/3 Mallard Lane

Ground Floor Lifestyle Abode - Sunny Wrap Around Courtyard

\*Located in J Block - Entrance Via Boondah Road\*

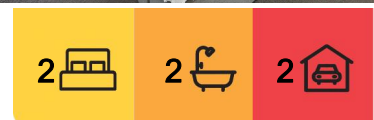
Nestled in a tranquil, leafy setting, this stylishly appointed apartment offers a low maintenance lifestyle with ultimate convenience. Positioned on the ground floor, it is perfect for pet owners and young families, with a sunny wrap around courtyard and seamless outdoor access.

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,



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**For Sale**

For Sale \$1,275,000-\$1,375,000

**View**

By Appointment

**Contact**

**Marco Cimino**

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**LJ Hooker Mona Vale**  
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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:

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## More About this Property

Property ID	2VXAF6K
Property Type	Unit
House Size	139 m <sup>2</sup>

**Marco Cimino 0424 333 523**

Licensed Real Estate Agent | [mcimino@ljhmv.com.au](mailto:mcimino@ljhmv.com.au)

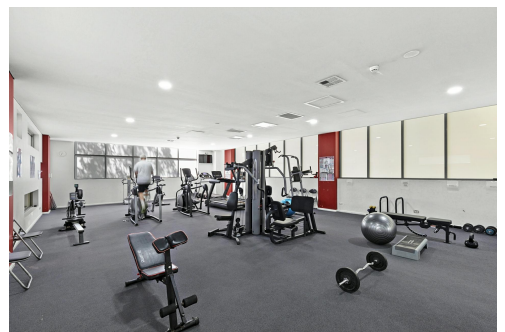
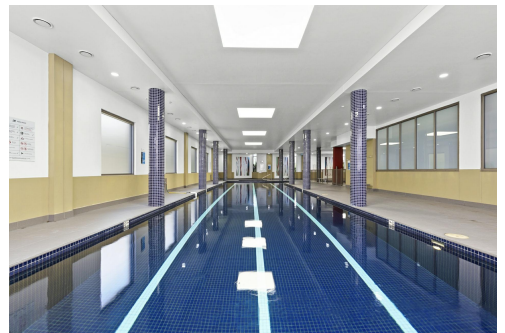
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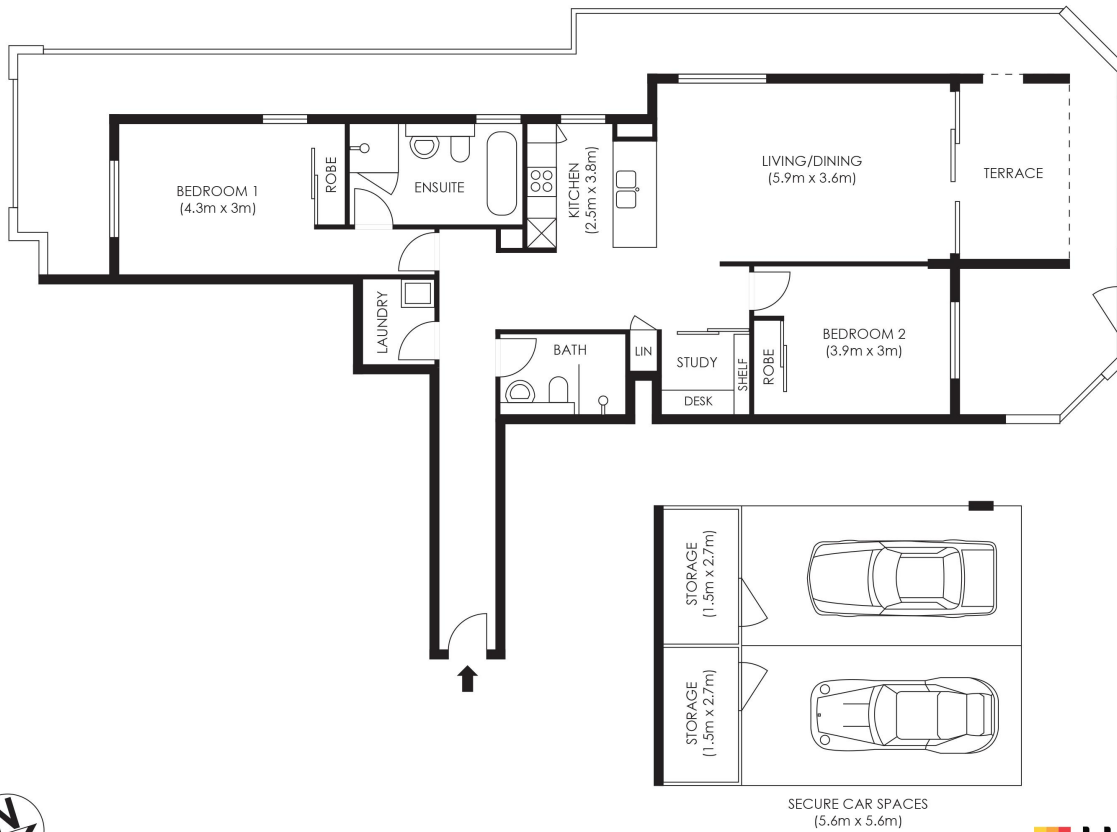
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**16/3 MALLARD LANE, WARRIEWOOD**

**scale 1:100**



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