



## Warriewood, 17/3 Mallard Lane

### Stylish Ground Floor Apartment - Sunny + Spacious Courtyard

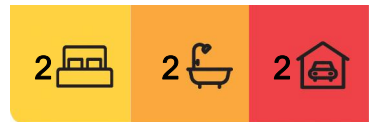
Occupying a premier ground floor position, this superb apartment affords beautifully curated interiors and a terrific sense of space, style and functionality. A modern palette of clean lines and coastal accents offer a great opportunity for easy low maintenance beaches living. Enjoy a generous semi covered courtyard with all day sun and easy access to the pool and gymnasium.

A raft of excellent leisure facilities on site with gorgeous landscaped gardens and easy access to walking and bike tracks, Warriewood Square Shopping Centre, public transport, schools and popular beaches.

\* Spacious open plan living and dining complemented by high ceilings and expansive floor to ceiling glass windows opening effortlessly to sunny private courtyard, fully secure and a wonderful option for entertaining.



**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 \$1,250,000

**View**  
[ljhooker.com.au/2VT8F6K](https://ljhooker.com.au/2VT8F6K)

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

- \* Gourmet gas kitchen with stone bench tops, ample cupboard space and breakfast bar dining
- \* Both bedrooms with mirrored built in robes. King sized master bedroom appointed with private ensuite boasting a stunning free standing bath and separate shower
- \* Bathrooms fitted with luxurious finishes featuring floor to ceiling tiles and frameless glass shower
- \* Premium custom cabinetry throughout and floating timber flooring
- \* Internal laundry and study nook
- \* Two secure car spaces with two great sized storage cages
- \* Security building with lift access and intercom
- \* Pet friendly and convenient dual-street access via Mallard Ln and Boondah Rd

Oceanvale offers terrific resort style facilities; two indoor pools, spa and sauna, gymnasium, kids playground and BBQ facilities

- \* J Block
  - \* Entrance via Boondah Road
- Strata Levies: \$1,947 per quarter approx.

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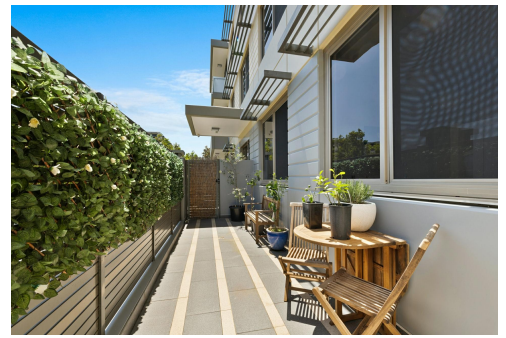
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## More About this Property

<b>Property ID</b>	2VT8F6K
<b>Property Type</b>	Unit
<b>House Size</b>	148 m2

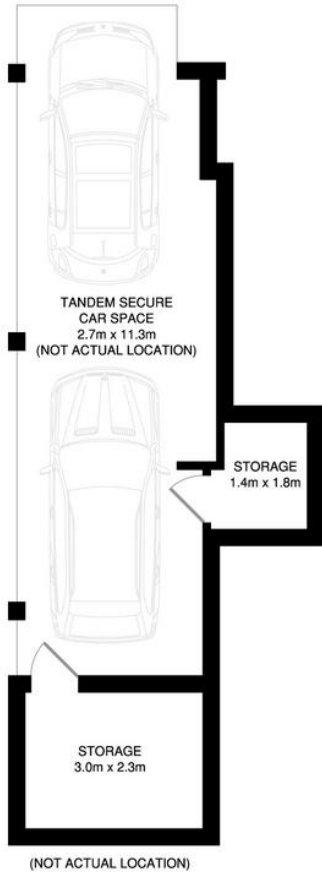
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**WARRIEWOOD**  
 17/3 MALLARD LANE  
 \*INTERNAL FLOOR AREA APPROX 86m<sup>2</sup>



\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
 Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.



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