



30/9 Mallard Lane, Warriewood

North-Facing Ground Floor Apartment with Private Courtyard

Enjoy effortless contemporary living in this beautifully presented ground floor apartment, offering generous proportions, high ceilings and a desirable north facing aspect. Freshly painted and featuring new carpet throughout, the home is ready to move straight in and enjoy.

Designed for comfort and convenience, the spacious open-plan living and dining area flows seamlessly to a private courtyard, creating an ideal space for relaxing and entertaining. Two well-appointed bedrooms both with built-in wardrobes, master bedroom enjoys its own ensuite with bath. Dedicated study nook provides the perfect work-from-home space.

Residents also enjoy access to an impressive range of resort-style complex amenities, including a swimming pool, spa, sauna and children's playground.

Perfectly positioned in a convenient Warriewood location, this stylish apartment presents an exceptional opportunity for first-home buyers,

2 2 2

FOR SALE

Price Guide \$1,100,000

VIEW

Wed 30th Sep @ 11:00AM - 11:30AM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



downsizers and investors alike.

Property features:

- Two spacious bedrooms, master bedroom with ensuite
- Two well appointed modern bathrooms
- Light-filled open-plan living and dining area, high ceilings
- Private north-facing courtyard
- High ceilings enhancing the sense of space
- Freshly painted with new carpet throughout
- Convenient study nook, ideal for working from home
- Ducted reverse cycle air-conditioning
- Tandem security car space plus separate storage cage
- Ample storage throughout
- Access to complex swimming pool, spa and sauna
- Children's playground within the complex
- Ground-floor position offering easy access and effortless living

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	2WW8F6K
Property Type	Unit
Land Area	128 m2

Asha Kerr 0451 635 535

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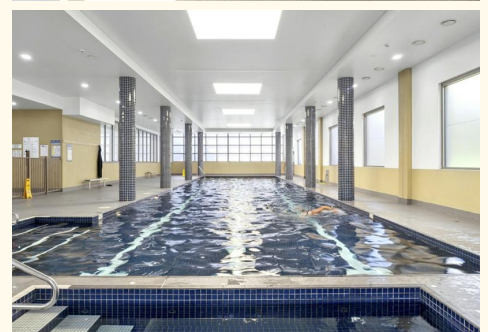
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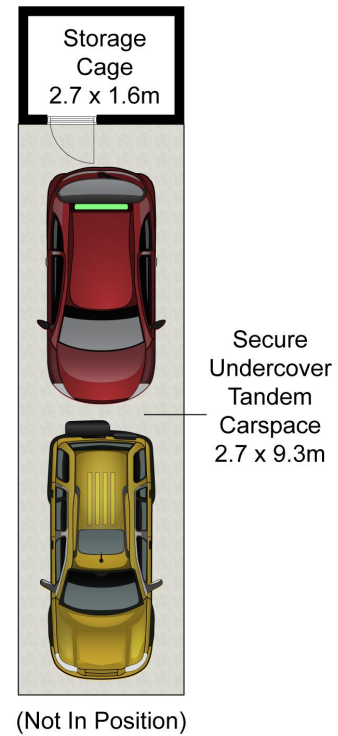
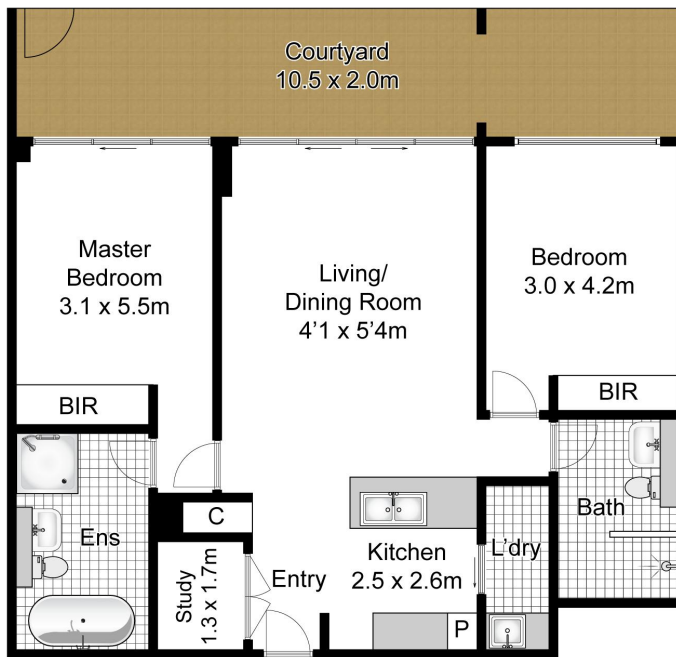
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Whilst bwrm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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