



A Versatile Family Haven With Dual Living And Poolside Entertaining



22 Woorarra Avenue, North Narrabeen

Guide \$2,350,000

Perfectly positioned in a highly sought-after, family-friendly enclave, this expansive residence offers an enviable balance of space, versatility, and lifestyle. Thoughtfully designed across three levels, the home caters to large families, dual-living arrangements, or those seeking strong income potential through self-contained accommodation (STCA). With multiple living zones, seamless indoor/outdoor flow, and sun-soaked entertaining, this property delivers the ultimate Northern Beaches lifestyle just moments from local schools, shops, transport, and pristine beaches.

- Ground level welcomes you with an expansive lounge room featuring timber floors, ceiling fan, LED lighting, and air conditioning
- Four freshly painted bedrooms, each filled with natural light – including a rear retreat with walk-in robe and access to the entertaining deck, plus a flexible front bedroom ideal as a study
- Neat and functional kitchen with gas cooking and dishwasher, adjoining tiled dining area with sliding doors that open to the oversized deck
- Main bathroom with bathtub, offering future potential with a generous 1.2m void for reconfiguration or extension (STCA)

Property ID:	L12472199
Property Type:	House
Building / Floor Area:	113
Carports:	2
Open Parking:	2
Land Area:	758.8 sqm

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- Elevated entertaining deck with pitched ceilings and lighting, overlooking a sparkling inground pool, level lawns, storage sheds, and a sunlit rear yard
- Upper-level rumpus room with pitched ceilings, floating timber floors, LED lighting, and separate toilet – perfect as a teenage retreat or private adult escape
- Oversized master suite with mirrored built-ins, ensuite, and striking pitched window framing a leafy outlook and capturing abundant afternoon light
- Lower-level self-contained accommodation with separate entry, wet bar, stove, dishwasher, lounge, two bedrooms, and bathroom – ideal for extended family, Airbnb, or rental income (STCA)
- Sun aspect designed for year-round enjoyment: morning light at the front, and sun across the rear entertaining and pool areas from mid-morning through to late afternoon
- Additional features include driveway parking for up to four cars, freshly painted interiors throughout, and a flexible floorplan to suit modern family living, separate laundry and toilet on lower level

Rates:

Council – \$680.00 per quarter approx.

Water – \$172.83 per quarter approx.

Disclaimer: All information contained in this advertisement has either been provided to us by a third-party, or is otherwise believed to be accurate. However, we do not accept any responsibility for its accuracy and encourage all interested parties to make their own enquiries.