



## Sun-Drenched Four Bedroom Townhouse



4



2



2

**17/13-19 Angophora Circuit, Warriewood**

**Sold Prior To Auction for \$2,135,000 (May 11, 2024)**

Nestled in the highly coveted 'Sea Green Estate,' this charming four-bedroom townhouse offers convenient, low-maintenance living in a prime location. Bragging a corner, north facing position this property features an airy open floorplan drenched in natural light, this property boasts multiple living areas, a well-appointed kitchen, and seamless indoor-outdoor flow, perfect for both entertaining and relaxation. Upstairs, you'll find four generously sized bedrooms, with the master bedroom enjoying its own private balcony and ensuite, the perfect space to enjoy a morning coffee or to unwind in the afternoon. This home is ideally situated just moments away from local shops, schools, cafes, and iconic beaches, making it ideal for families, downsizers, upsizers, or investors alike.

- Open plan living and dining area along with an additional formal living space
- Modern gas kitchen with stainless steel appliances, a breakfast bench, and ample storage
- The lavish master bedroom includes a private balcony, ensuite with double sinks, and a walk-in wardrobe. Plus, three more generously sized bedrooms, two of which feature built-in robes
- Main bathroom upstairs features a separate bathtub and shower, plus a laundry and powder room downstairs

<b>Property ID:</b>	L1805003
<b>Property Type:</b>	Townhouse
<b>Garages:</b>	2
<b>Land Area:</b>	351.0 sqm

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- Corner block north facing position, plus internal access to garage parking for two cars
- Enjoy the sundrenched low maintenance courtyard, complete with a garden shed and an entertaining deck, perfect for hosting or relaxing
- Moments to Rocketship Park, Warriewood IGA, Warriewood Square and Beach, as well as Mater Maria Catholic College, Warriewood Wetlands and Mona Vale Village

Rates:

Council – \$403.97 per quarter approx.

Strata – \$931 per quarter approx.

Water – \$171.41 per quarter approx.

Disclaimer: All information contained in this advertisement has either been provided to us by a third-party, or otherwise and we have no reason to doubt it's accuracy but do not take any responsibility for it. All interested parties should rely upon their own inquiries as to whether this information is accurate.

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Approx. Internal Area 171sqm  
Approx. Land Area 351sqm

Whilst [bwrn.com.au](http://bwrn.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.



**Raine & Horne**