



East Facing Apartment With Skylight & Side By Side Parking



215/3 Mallard Lane, Warriewood

For Sale \$1,300,000-\$1,400,000

Immaculately presented and nestled in the resort style ‘Oceanvale’ complex, this spacious two-bedroom apartment offers modern interiors, leafy outlooks, and premium lifestyle facilities in one of Warriewood’s most desirable pockets. Moments to Warriewood Square, B-line buses, cafes, and cinemas whilst being close to beaches, Warriewood Wetlands, and walking trails.

- Open plan living and dining with plush carpet and clean neutral finishes, with large sliding doors connecting to private entertaining balcony
- Sleek galley-style kitchen design with stone benchtops, stainless steel appliances and gas cooktop as well as ample cabinetry and dual sink setup
- Two generous bedrooms with mirrored built-in wardrobes, master bedroom enjoys tranquil leafy views and natural light. Both rooms positioned for privacy and comfort
- Stylish ensuite bathroom with freestanding bathtub and modern tiling, main with glass-framed shower and quality fixtures and sleek vanity storage and mirrored cabinets
- Covered alfresco balcony, ideal for morning coffee, overlooks landscaped trees, offering privacy and serenity

Property ID:	L18617153
Property Type:	Apartment
Garages:	2
Land Area:	126.0 sqm

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- Two secure basement car spaces (side by side) with lift access
- Addition features include study nook with built-in desk, ducted air conditioning throughout with internal laundry with dryer, unique skylight within the high ceilings
- Access to resort-style amenities including gym, pool, spa, and BBQ areas, on-site management and beautifully maintained communal grounds

Rates:

Council – \$400.00 per quarter approx.

Water – \$170.90 per quarter approx.

Strata – \$2,022.15 per quarter approx.

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