



Freestanding Single Level 3-Bed Home In The Heart Of Warriewood



3



1



2

2 Alameda Way, Warriewood

Sold for \$1,950,000 (Oct 01, 2024)

Nestled within the highly desirable suburb of Warriewood, this rare single storey, three-bedroom Torrens-title family home showcases the quintessential blend of charm and convenience, central to all that the Northern Beaches has to offer. Featuring spacious interiors, the floorplan comprises of a generous living area which integrates into the dining and kitchen. Homeowners can also enjoy two expansive bedrooms, both with built-in wardrobes, plus a modest third bedroom perfect for an at home study or retreat. With scope to renovate and modernise (STCA) this home presents the perfect opportunity for those looking for low maintenance living in a peaceful location, whilst enjoying the luxury of so many amenities just moments away.

- Torrens-title (NO strata fees or community fees)
- Rare single level gem
- Oversized living area with air con, flows through to dining area and kitchen
- Well-kept kitchen with timber finishes, stainless steel appliances and breakfast bar
- Master bedroom features a built-in robe and access to the main bathroom with separate bath and shower

Property ID:	L1804863
Property Type:	House
Garages:	1
Open Parking:	1
Land Area:	406.0 sqm

Sam Bruton
0416 070 174
sam.bruton@nb.rh.com.au

- Second bedroom with built-in robe, sun drenched third bedroom, could be used as a sizable study
- Low maintenance back yard with landscaped gardens and small deck area
- Single lock up garage plus off street parking for additional cars
- Scope to renovate and or modernise (STCA)
- 1.4km to Warriewood Beach, 1.9km to Mona Vale Village and 2km to Warriewood Square

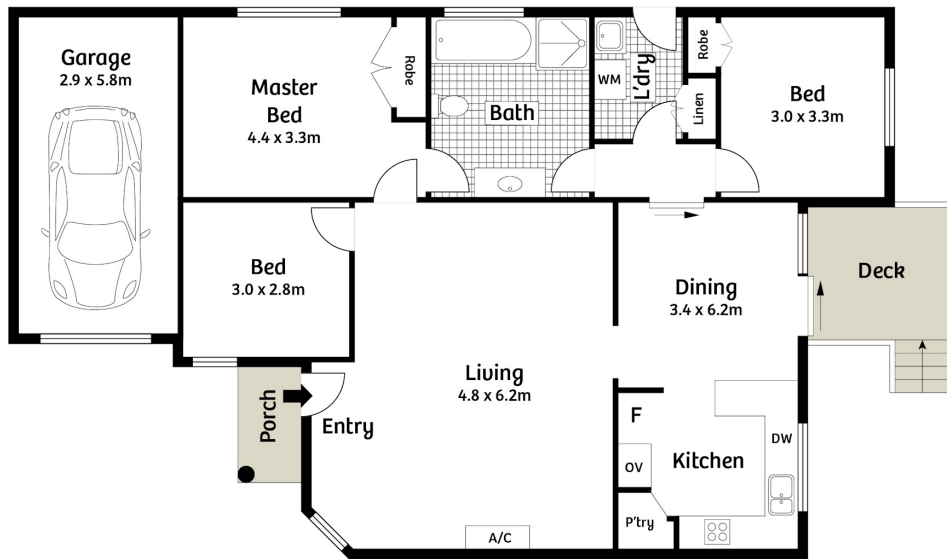
Rates:

Council – \$415.07 per quarter approx.

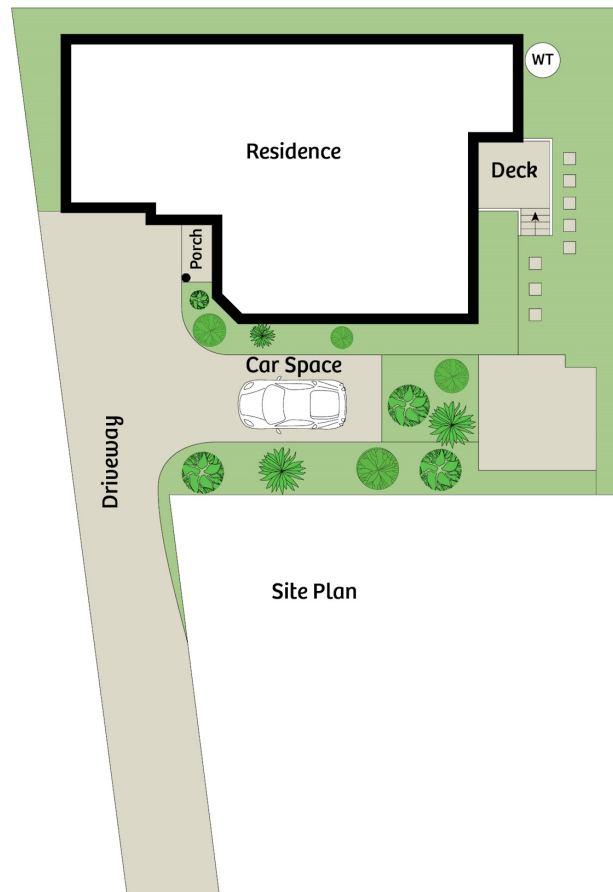
Water – \$173.29 per quarter approx.

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 its 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.

2 Alameda Way, Warriewood



Ground Floor



Site Plan

Approx. Internal Area 129sqm
Approx. External Area 10sqm
Approx. Total Area 139sqm
Approx. Land Area 405sqm

Whilst bwwm.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