

# Raine&Horne®

## Renovated Entertainer With Granny Flat On 980sqm

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3 Arrabri Place, Warriewood

Auction

Positioned within a sought-after Warriewood enclave, this beautifully presented residence offers an exceptional lifestyle opportunity across a private and substantial block. Blending modern updates with future potential, the home is thoughtfully configured for families, entertainers, or those seeking dual-income possibilities with a fully approved granny flat.

- One-bedroom granny flat at the front of the property with separate entry, currently achieving \$600 per week rental income
- Multiple living zones designed to provide separation and privacy, creating peaceful retreats for families of all demographics
- Expansive rumpus room with custom desk and day bed, ideal as a home office or versatile family space
- Sleek kitchen with premium Electrolux, Smeg, and Fisher & Paykel appliances, large island bench, abundant storage, and butler’s pantry
- Private master retreat with courtyard access and level lawn, perfect for enjoying a morning cup of tea

Property ID:	L21054106
Property Type:	House
Open Parking:	3
Land Area:	980.1 sqm

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- Ducted air-conditioning and heating with six individual zones for year-round comfort
- New Lacunza fireplace enhances the main living zone, creating warmth and ambience
- Outdoor entertaining spaces complete with pizza oven, alfresco areas, manicured gardens, outdoor shower and a sense of complete privacy
- Out-of-ground spa included, plus DA approval in place for an inground pool, spa, undercover parking, and fly-away roof extension
- Elevated north-east rear aspect capturing valley views and New Year's Eve fireworks
- Additional features include timber flooring throughout, carpet in bedrooms two and three, and a multitude of bi-fold doors and windows allowing natural airflow throughout the home
- Moments to Warriewood or Narrabeen Beach, cafes, Pittwater RSL, Warriewood Wetlands, and the B-Line bus

Rates:

Council – \$731.10 per quarter approx.

Water – \$172.83 per quarter approx.

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