

# Raine&Horne®

## North-East Facing Near-New Family Home

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61 Warriewood Road, Warriewood

Sold for \$2,330,000 (Dec 19, 2025)

Creating an immediate sense of space and light, this beautifully appointed home presents an exceptional opportunity for first home buyers, downsizers, families, or astute investors seeking effortless, low-maintenance living in a family-focused community.

Built in 2021 and showcasing a desirable north-easterly aspect, the residence feels near new and has been designed for modern comfort and indoor/outdoor entertaining. The stylish open plan kitchen with island bench connects seamlessly to a sun-drenched alfresco area – the perfect space to host family and friends all year round.

Upstairs, all bedrooms are privately positioned along with a generous second living area or parents’ retreat. The luxurious master suite features a modern ensuite with twin basins and a walk-in robe, while the remaining bedrooms include built-in wardrobes and share a sleek main bathroom.

- Designer kitchen with stone benchtops, SMEG appliances, rangehood and walk-in pantry
- Light-filled living and dining spaces opening through bifold doors to private outdoor entertaining
- Seamless indoor/outdoor connection leading to a private alfresco entertaining area

Property ID:	L37246146
Property Type:	House
Garages:	1
Open Parking:	1

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- Meticulously landscaped native gardens designed to attract local birdlife and support the environment
- Upstairs family retreat or secondary living zone
- Elegant master suite featuring a luxe ensuite with twin basins and a generous walk-in wardrobe
- Stylish bathrooms plus a guest powder room and large internal laundry
- Sunny upstairs balcony capturing the morning light and fresh coastal air
- Year-round comfort with zoned and ducted air conditioning throughout
- Secure lock-up garage with ample built-in storage and handy under-stair space
- Energy-efficient living with instant gas hot water and external water tank
- Peace of mind with home security alarm, quality window locks and NBN connection
- Prime family-friendly location, close to local schools, parks, beaches and B-Line bus services
- Moments to Mona Vale, Warriewood Square, cafés, and easy connections to Narrabeen, Manly and Palm Beach

Rates:

Council – \$499.47 per quarter approx.

Water- \$204.13 per quarter approx.

Community Fee – \$331.00 per quarter approx.

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