

**10/12-14 Angophora Circuit, Warriewood, NSW**

**Raine&Horne.**

**2102**

**Sold Townhouse**

Tuesday, 19 September 2023

10/12-14 Angophora Circuit, Warriewood, NSW 2102

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 164 m2**

**Type: Townhouse**



Sam Bruton  
0416070174



Dom Didio  
0299990800

**\$1,860,000**

Step into this immaculate 3-bedroom family home, boasting 164 sqm of comfortable living space and a range of features that make it the perfect sanctuary for both young families and downsizers alike. Enjoy spacious living with three well-appointed bedrooms and two bathrooms with additional powder room, providing comfort for your family and guests. Relish in the serene rear garden and covered deck, perfect for outdoor gatherings, relaxation, and enjoying the beauty of nature. Experience the convenience of a double lock-up garage with direct access into the property, making daily life a breeze. This home offers flexible living with separate living spaces and various options for creating your own office or study spaces. Stay comfortable year-round with ducted air conditioning. Nestled in an area with easy access to local nature reserves, charming walking trails, parks perfect for children/pets, neighbourhood shopping options, nearby schools, efficient express B-line city buses, and beautiful beaches, this beautifully maintained home offers an idyllic retreat for both young families and those looking to downsize while enjoying the space of a larger residence.

- Three generous bedrooms upstairs; two with built-in robes and the master bedroom boasts an ensuite bathroom, walk-in robe and balcony
- Sleek stone crafted kitchen with stainless steel gas appliances and breakfast bar
- Well appointed main bathroom with modern fixtures and finishes
- Easy indoor/outdoor flow to a sunlit private garden and alfresco entertaining area
- Light filled open plan living and dining areas plus spacious family room and rumpus
- Secure double lock up garage with additional storage and internal access
- Complete with ducted air conditioning, powder room, plantation shutters

Rates: Water - \$173.29 per quarter approx. Council - \$403.97 per quarter approx. Strata - \$1,590.00 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 or not this information is accurate.