

**109/5 Mallard Lane, Warriewood, NSW 2102**



**Unit For Sale**

Saturday, 24 February 2024

109/5 Mallard Lane, Warriewood, NSW 2102

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Marco Cimino

0424333523

## For Sale \$1,550,000-\$1,650,000

It's rare to be so close to the beach and also having horses grazing quietly nearby, yet with this enviable location, this exclusive residence has just that. In the award winning "Oceanvale" complex, this immaculately presented apartment is a versatile gem - perfectly suited to families, those considering downsizing, seeking a holiday retreat or exploring a sound investment opportunity. This light-filled first floor with stunning magnolia tree views offers dream coastal living with all the best lifestyle benefits of apartment living yet no maintenance. The unique floorplan has a desirable layout, discreet entrance via a generous hallway that leads to the expansive and open living and dining area. It has been designed to ensure privacy with clever separation of the master suite from the other bedrooms. The apartment has been freshly painted, has versatile Karndean flooring, brand new non-allergenic carpet (in all bedrooms) and quality plantation shutters throughout. Generously proportioned, open-plan lounge and dining leads to west-facing private terrace with awning and sweeping treetop views. Chef's kitchen with Caesarstone benchtops, new Asko dishwasher, 5-burner gas stove, generous breakfast bar and ample cupboard space. Three generous bedrooms with built-in robes. The master bedroom has luxe ensuite with free-standing bath and "his & hers" double vanity with floor to ceiling tiles and frameless shower. Two additional bedrooms and bathroom off separate wing ensuring privacy. Study nook/extra storage off living area, internal laundry, generous pantry, entry hallway. Zoned ducted reverse cycle heating and cooling make this perfect all year round. An idyllic lifestyle with recreational and aquatic facilities such as a gymnasium, 25m lap pool, plunge pool, children/toddler pool, spa, sauna, BBQ area and 2 children's playgrounds. Just moments away from wetland parks, walking and cycling tracks, waterfalls, Warriewood Square, local transport, shops, schools, childcare and cafes. Pet friendly, security building with lift access, double secure tandem parking with storage cage, generous visitor parking, onsite Building Manager.\*\* Located in Block I (completed 2015) Rates: Strata: \$2,100 per quarter approx. Council: \$290 per quarter approx. Water: \$170 per quarter approx. Disclaimer: All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.