

# 22 Scarlett Street, Warnervale, NSW 2259



## House For Sale

Sunday, 10 March 2024

22 Scarlett Street, Warnervale, NSW 2259

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 495 m2

Type: House



Montgomery Homes  
02 4945 4000

**\$1,250,000 - \$1,300,000**

Love the look of our display homes? Now is your chance to own one in Warnervale! Step into sophistication with the Riviera 1 262 display home. An ex-display home boasts meticulously landscaped gardens, well-maintained interiors, and premium inclusions. Specifically designed for an uphill sloping site this home ticks all the boxes. With a stunning Executive facade this home has maximum street appeal and exudes sophistication and class from the moment you arrive. As you enter the home you are welcomed into an inviting foyer with an incredible open riser staircase that radiates light from the rear of the home, creating a bright and beautiful entry statement. Adjacent to the foyer is a separate study and a spacious home theatre room, the perfect place to escape and relax. On the mid-floor, it's here that the grand scale of this home really takes over. With a provincial inspired kitchen, the statement chrome pendants above the island bench and a farmhouse sink bring this kitchen to life. An adjacent walk-in-pantry provides ample storage options, adding to the overall thoughtfulness of the floorplan. The Riviera 1 262 display home is a perfect example of indoor/outdoor living as the family and meals area lead onto the large alfresco area that wraps around the back of the home. It really is the perfect place to entertain or sit and watch the kids play. The mid floor of this home hosts the master suite, with soft natural tones and the continuation of the wall panelling - you will never want to leave this space. This master suite also includes a large walk-in-robe that leads to a stylish ensuite, showcasing a beautiful herringbone floor tile and chrome fixtures. The powder room and well-appointed laundry have been positioned behind the kitchen on the mid floor, placing them in a convenient but concealed location. Continuing to the upper floor of this home you will find an open rumpus room adjoining to your balcony, making this a perfect location to admire the view from your front deck or sit and enjoy your favourite TV shows. It is on this level of the home that you will also find the main bathroom and three additional bedrooms - the perfect secluded area for your guests or teenagers wanting additional space. With abundant natural light and a smart layout, the Riviera 1 is a sought-after choice. Contact Montgomery Homes to arrange an inspection today. \*Furniture not included in sale of display home - negotiable into sale price. Fridge not included and cannot be purchased. Estate: "Warnervale"