

**24 Warraba Road, North Narrabeen, NSW 2101**

**House For Sale**

Thursday, 4 April 2024



24 Warraba Road, North Narrabeen, NSW 2101

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 689 m2**

**Type: House**



Stephanie Hammond  
0283557955



Rose Warburton  
0283557955

## Contact Agent

Bidding Guide: Contact Agent Auction: Saturday, May 4, onsite Occupying a desirable position with a sundrenched north-easterly aspect in a quiet family friendly neighbourhood, this beautifully presented single level home is set on a level parcel of land and offers a fantastic opportunity to reside on the Northern Beaches peninsula. Family living at its best, this four-bedroom home is ideal with its flexible floorplan and generous layout. Stunning polished floorboards run throughout. The huge, modern kitchen is equipped with quality appliances and flows effortlessly to the formal lounge area, separate dining space and family room. Opening to the private, north facing entertaining deck, family and friends will never want to leave. Surrounded by lush level lawns and garden, there is space for entertaining all year round. The four generous bedrooms, the master with a walk-in robe & ensuite, are carpeted throughout. There is also a separate backyard studio which offers great versatility for the changing requirements of modern family living. To add to the convenience of it all, there is a large double lock up garage with internal access. The bathroom, separate toilet and ensuite are all renovated, the internal laundry is super convenient with exterior access and there is reverse cycle air-con throughout. Set in a convenient location with plenty of sun, it is a level walk to Narrabeen Lakes and Beach, Warriewood Square, primary, secondary and sports high schools, cafes and express city transport. The home is ideal for families, downsizers, and investors so hurry, this one wont last long! Water Rates: \$171.41 p.q Council Rates: \$2046.78 p.a