

25/237 Macpherson Street, Warriewood, NSW 2102 **Raine&Horne.**

Sold Townhouse

Friday, 29 September 2023

25/237 Macpherson Street, Warriewood, NSW 2102

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 182 m2

Type: Townhouse



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Contact agent

Nestled in an ideal location that guarantees serenity and seclusion, this impeccably maintained townhouse boasts a highly sought-after orientation, offering direct access to tranquil walking and biking trails, as well as resort-style facilities. Spanning two well-organised levels, this sun-drenched residence checks all the boxes for young families seeking more space or downsizers looking for an effortless, low-maintenance lifestyle without compromising on space. This home boasts sun-soaked living areas, with almost every window framing a view of lush greenery. Experience the joys of living within a welcoming family-oriented community, surrounded by tropical gardens, all while being just minutes away from essential amenities.

- A practical two-level floorplan featuring light and airy open-plan living and dining spaces bathed in natural light, featuring a sleek, modern aesthetic.
- A generously-sized covered courtyard, perfect for entertaining, showcasing timber decking and a fully enclosed private garden.
- Gourmet galley style kitchen with a streamlined modern design, top-quality appliances, and a clear view of the yard.
- Upstairs, you'll find three bedrooms, two with built-in robes. The spacious master bedroom provides ample room for a home office.
- The family bathroom, conveniently located on the bedroom level, is complemented by an additional powder room on the entry level, featuring high-quality finishes.
- Enjoy the convenience of a double lock-up garage with internal access.
- The well-maintained complex is surrounded by mature gardens and offers a swimming pool and spa for residents to enjoy.
- Low strata fees \$893 Per Quarter approx..
- Healthy sinking fund totalling \$266,487 (as of 21 Sept 2023)
- Year Built: 1991
- Complex amenities include; pool, spa, sauna, car wash bay and visitor parking
- 3km to Warriewood Beach, 2.7km to Narrabeen North Primary School, 2.6km to Narrabeen Sports High, 400m to Mater Maria Catholic College, 600m to local IGA and Café, 2.2km to Warriewood Square, 270m to Warriewood Valley Community Park

Rates: Water - \$173.29 per quarter approx. Council - \$403.97 per quarter approx. Strata - \$892.90 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.