

**3/23 Angophora Circuit, Warriewood, NSW 2102**

**Raine&Horne.**

**Apartment For Sale**

Friday, 3 May 2024

3/23 Angophora Circuit, Warriewood, NSW 2102

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Sam Bruton  
0416070174



Oliver Brewin  
0466266033

## For Sale

Conveniently located within the coveted 'Sea Green Estate', this beautifully presented two-bedroom, ground floor apartment basks in natural light throughout and boasts a versatile floorplan which effortlessly incorporates a sundrenched deck and lawn, perfect for unwinding or entertaining! With two north facing bedrooms, the home also consists of a modern gas kitchen, internal laundry, and direct lift access to a secure double garage with room for storage. One of only eight within the boutique Cape Apartments Complex, this desirable home is the perfect opportunity for first home buyers, downsizers or upsizers looking for a lock-up and go lifestyle with everything you need just moments from your doorstep. • Sunny and airy living and dining room opening to a sun-drenched deck and lawn, ideal for entertaining, relaxing and pets • Modern gas kitchen offers quality appliances, caesarstone bench tops, plenty of cupboard space and option of breakfast bar dining • Two spacious and sunlit bedrooms both with built-in robes, master includes a walk-in robe and ensuite with double vanity • Main bathroom features a separate bath and shower • Concealed internal laundry • Direct lift access from garage and intercom entry ensure security and privacy • Secure double garage with ample storage • Plantation shutters, air conditioning, European oak wood floors, high ceilings and multiple linen cupboards • Moments to Warriewood IGA, Rocket Ship Park, Warriewood Square, local shops, cafes, transport, and beaches. Rates: Council - \$403.97 per quarter approx. Strata - \$1,753.07 per quarter approx. Water - \$171.41 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 this information is accurate.