

# 36/1-3 Eulbertie Avenue, Warrawee, NSW 2074



## Apartment For Sale

Thursday, 11 April 2024

36/1-3 Eulbertie Avenue, Warrawee, NSW 2074

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 98 m2**

**Type: Apartment**



Triston Lim

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## Auction Guide-\$700,000

Enviably positioned in one of Warrawee's most sought-after complexes, this beautifully presented apartment is defined by abundant space, natural light, and contemporary interiors. Enjoying light and bright open plan living that flows seamlessly to a sunny balcony with coveted leafy outlooks, the apartment is stylish and versatile - perfect as a starter home or an excellent opportunity for the savvy investor. The well-maintained and modern full-brick building features secure lift access, security cameras and video intercom. This prime location is just a stroll from Warrawee and Turramurra stations, peaceful parks, local shops and eateries with Warrawee Public School and leading North Shore private schools including, Abbotsleigh and Knox Grammar, close by. Features: \* Generously proportioned with contemporary flooring\* High ceilings, open plan spacious living and dining\* Quality stone and gas kitchen with AEG appliances\* Dishwasher, ducted a/c, hidden European laundry\* 2 well separated bedrooms both with built-in robes\* Modern security building set amidst picturesque gardens\* Substantial covered balcony with a moveable shutter\* Gas bayonet for the barbeque, expansive green district outlook\* Lift access to the single security car space\* 30m to the 16T1, 44T1, 47T1 and 573 bus services to Hornsby, Gordon, Chatswood, the city and Sydney Adventist Hospital\* Adjacent to Warrawee Public School\* 550m to Knox Grammar\* 600m to Warrawee station\* 900m to Turramurra station and village\* 1.2km to Abbotsleigh\* 1.3km to Wahroonga village and station Outgoings: Strata: \$1600.97pq Council: \$347pq Water: \$167pq Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.