

49 Powderworks Road, North Narrabeen, NSW 2101



## House For Sale

Thursday, 11 April 2024

49 Powderworks Road, North Narrabeen, NSW 2101

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Daniel Hindmarsh  
0299823553



Joshua Perry  
0299823553

## **Auction 1st May at 6pm In Rooms**

Facing north and bathed in sunshine, this inviting coastal home takes in sweeping views over Narrabeen Beach and the ocean which forms an inspiring backdrop to daily life. The light and airy interiors are dressed in relaxed coastal themes with a flexible layout which lends itself to dual living for multigenerational families or potential income (STCA). The landscaped succulent gardens offer plenty of space to relax, entertain and play outdoors with paved alfresco settings and child-friendly level lawn. It is set deep within the block affording a wonderful sense of peace and privacy, located minutes from schools, Warriewood Square, buses, Narrabeen Lake and surf beaches. - Wake to magical sunrises, basks in soothing sea breezes - Glass fronted living/dining area frames the inspiring views - Lounge room warmed by a stone fireplace, timber floors, high ceilings - Updated kitchen with gas cooktop, Bosch dishwasher and meals bar - Spacious bedrooms with built-ins, ocean-view main with ensuite - Renovated bathrooms, main has bath, concealed laundry - Zoned air conditioning, gas heating, rainwater tank- Lower level granny flat with wet bar offers potential for dual living - Easy conversion to one large home via an existing staircase if desired- Paved alfresco settings, child-friendly level lawn, succulent gardens - Double lock up garage plus an additional off-street parking space- CCTV & Back to base alarm- Perfect for blended families, home plus income or dual investment option- 100m to the bus to Narrabeen/Mona Vale that links with B-Line buses - Walking distance to primary and high schools, parks and Narrabeen Lagoon - Minutes to shopping at Elanora Heights, Narrabeen and Warriewood Square