

**5/12-14 Angophora Circuit, Warriewood, NSW 2102**  **LJ Hooker**

**Sold Townhouse**

Wednesday, 13 September 2023

5/12-14 Angophora Circuit, Warriewood, NSW 2102

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Contact agent

This beautiful spacious residence can be found in the peaceful and highly desirable 'Sea Green On The Park' community. Offering outstanding value and a remarkably easy to maintain lifestyle without compromising on space or comfort. This lovingly held home boasts incredible appeal for the growing family, spend endless days entertaining family and friends on the entertainers deck, a level secure yard and multiple living zones. Presenting in pristine condition featuring contemporary neutral finishes complemented by stunning timber flooring and pleasant outlooks from all windows. Positioned with access to the local abundant nature reserves, picturesque walking trails, child-friendly parks, local shops, schools, express B-line city buses and surf beaches. This immaculate home is an ideal sanctuary for young families or downsizers seeking a family haven with the spaciousness of a house.\* The entry level offers a versatile floorplan with two substantial living zones, allowing the option for a kids/parents retreat, or possible to convert to a 4th bedroom\* Spacious gourmet kitchen with gas cooking, stainless appliances, breakfast island for casual meals and overlooks the garden\* A designated dining space flows seamlessly to an expansive alfresco entertaining deck, and a low maintenance garden, fully fenced and secure for kids and pets to enjoy\* The upper level offers three generous sized bedrooms, master bedroom with ensuite, walk-in robe & private balcony. \* Study on upper level & full family bathroom with w/c on entry level to service guests\* Internal access to double lock up garage with additional room for storage\* Additional features include; recently installed 6.6kw solar system incl. 18 panels, new carpet on the upper level & ducted air conditioning  
Strata Levies: \$1590 per quarter  
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