

**75/16 Boondah Rd, Warriewood, NSW, 2102**

**Raine&Horne.**

**Apartment For Sale**

Friday, 30 August 2024

75/16 Boondah Rd, Warriewood, NSW, 2102

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Sam Bruton  
0416070174

## Sunny North-Facing Courtyard Apartment

Located in the highly desirable P Block of the 'Oceanvale' Meriton complex, this is one of very few ground floor north-east facing two-bedroom, with a fully enclosed home office, apartments. This apartment stands out for its contemporary design, attention to detail and stylish interiors. Its extensive and secure wraparound courtyard adds a resort-like feel, infusing the apartment with bright, airy spaces and generous proportions.

- The freshly painted open-plan living and dining area features LED lighting, stylish high-end flooring, enhanced by an abundance of natural light
- The sleek stone kitchen includes a breakfast bar, gas cooking, and high-end European appliances, including a dishwasher
- A fully fenced, secure courtyard, complete with a covered alfresco area, is perfect for entertaining and offers direct rear access to the lush Oceanvale gardens and wetlands
- Both generous bedrooms come with mirrored built-in robes, dimmable lighting, and the master suite boasts an elegant ensuite with a freestanding bath
- Additional highlights include a large separate home office, fully ducted air conditioning, and an internal laundry
- This pet-friendly, secure building offers lift access, one of very few in P Block with side-by-side parking conveniently located close to the lift, and two storage cages, all while being surrounded by natural greenery that provides a sense of privacy and tranquility

Residents enjoy proximity to beautiful parklands, cycling trails, beaches, local schools, and shops. The complex also offers luxurious amenities such as a 25m lap pool, plunge pool, children's pool, gymnasium, spa and sauna room, BBQ area, and a children's playground.

Rates:

Strata - \$1,995.61 per quarter approx.

Council - \$307.38 per quarter approx.

Water - \$170.00 per quarter approx.

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