

# 14 Chambers Circuit, Warriewood, NSW 2102

**Raine&Horne.**

## Townhouse For Sale

Thursday, 4 July 2024

14 Chambers Circuit, Warriewood, NSW 2102

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 175 m2**

**Type: Townhouse**



Sam Bruton  
0416070174



Ben Spackman  
0299990800

## Auction

Set within the highly desirable family friendly 'Sunland Estate' this well-presented townhouse displays modern sophistication throughout. Enjoying a north facing, corner block position, the property showcases generous proportions throughout, featuring integrated living/dining which seamlessly connects with a sunlit low maintenance courtyard, perfect for those who love to entertain or simply bask in the sun. The home also features three oversized bedrooms upstairs, as well as a fourth room ideal for a study, the master enjoying a spacious ensuite and walk-in robe. Set just moments to local shops, beaches and schools, this townhouse is the perfect opportunity for a family looking for effortless living in a central location.

- Spacious open plan living and dining areas, complimented by an additional lounge area at the entrance
- Modern kitchen featuring stone finishes, a gas cooktop, and an island bench
- Living/dining area opens onto a sunlit, easy-care yard and deck
- Oversized master bedroom with a walk-in wardrobe and ensuite bathroom
- Two more bedrooms upstairs, both with built-in wardrobes, plus a fourth bedroom suitable for a study
- Well-maintained bathrooms, main bathroom with a separate bath and shower, as well as a powder room downstairs
- Ducted air conditioning, ceiling fans, under stair storage, and an internal laundry in the garage
- Single lock-up garage with internal access, plus driveway parking for one car and visitor parking spaces
- Conveniently located near local amenities including an IGA, Warriewood Square, Warriewood Beach, and bus stops offering connections to all parts of Sydney

Rates: Council - \$427.69 per quarter approx. Water - \$172.79 per quarter approx. Community Fee - \$313.39 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 or not this information is accurate.