

**220/3 Mallard Lane, Warriewood, NSW 2102**



**Unit For Sale**

Thursday, 11 July 2024

220/3 Mallard Lane, Warriewood, NSW 2102

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Coco Cui Roskam  
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Peter Lin  
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## Auction Saturday 10 August, 4pm

Revel in the luxury, the exclusivity of the top floor penthouse position and the delight of a light soaked north-east corner position in this superb Northern Beaches apartment. Effortlessly composed over a substantial floorplan, the engaging residence is generously sized, set under high ceilings with some over height and finished in premium luxury appointments. The vista over the adjacent greenspace is stunning providing a superb outlook to the bedrooms and the generous balcony. Clever details make it a joy to live in including the tucked away built-in study area. Prized bonuses are the two security car spaces and access to multiple pools, the gymnasium, spa and sauna. Live in or lease out in a desirable setting that is walking distance to the bus, schools, excellent shops and beach.

**Accommodation Features:** \* Video intercom, 2nd and top floor setting, low-rise block \* Substantial design, immaculately presented, ducted a/c \* Over-height ceiling over the spacious living room, dining \* Sliders open the living zones to the generous balcony \* Quality stone and gas kitchen with European appliances \* Dishwasher, internal laundry, concealed study nook \* Two privately placed bedrooms both with built-in robes \* Master with ensuite, ensuite features a freestanding bath

**External Features:** \* Exceptionally well maintained low-rise garden community \* Lift access, two security car spaces \* Property includes indoor pools, gymnasium, spa and sauna \* Abundant basement and street visitor parking \* Pet friendly upon application

**Location Benefits:** \* 220m to the 185 bus services to schools, Narrabeen and Mona Vale \* 300m to Oceanvale communal barbeque areas, playground and wetlands walking tracks \* 1km to Warriewood Square shops \* 1km to United Cinemas \* 1.2km to Narrabeen North Public School \* 1.5km to Narrabeen Sports High School \* 1.5km to Warriewood Beach

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In rooms - 2 Turramurra Avenue, Turramurra  
Contact ☎Coco Cui Roskam☎ 0422 683 409  
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.