



172/16 Boondah Road Warriewood, NSW



### Stylish apartment with serene outlook and study

Enjoying an idyllic easy-care lifestyle, this premium apartment enjoys a very quiet and private position, complimented by an entertainer's balcony and pleasant outlook towards the Warriewood Wetlands. Defined by elegant interiors and deluxe modern finishes, this resort-style apartment offers a bright, airy feel, and generous proportions throughout.

Oceanvale residents enjoy spectacular recreational and aquatic facilities within a purpose-built leisure centre offering a 25m lap pool, plunge pool, children's pool, gymnasium, spa and sauna room, BBQ area and family playground

- Generous open-plan living and dining area, opening to the outdoors
- Large covered balcony with serene views, ideal for entertaining and BBQ's all year round
- Gourmet Caesarstone gas kitchen with island bench, dishwasher and quality stainless steel appliances
- Good size second bedroom with mirror built-in wardrobe

**Inspect:** Saturday, 21st September 2024 11:00 - 11:30

**Price:** Guide: \$1,150,000  
**Council Rates:** \$307.00 p/q  
**Water Rates:** \$173.00 p/q  
**Strata Rates:** \$1,870.00 p/q



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Internal Living: 80sqm  
External Living: 46sqm  
Total Living Area: 126sqm



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.