



33/1-3 Eulbertie Avenue Warrawee, NSW 2 2 1

### Modern comfort & style in an ultra-convenient location

Enjoying an elevated northerly aspect this apartment features fresh, modern interiors with quality finishes throughout. Exceptional proportions and an outstanding location combine to provide a superb lifestyle retreat of style and easy-care comfort.

Bus services at the door, across the road from Warrawee Public School and an easy stroll to Warrawee Station, Knox Grammar and both Turramurra and Wahroonga's village shops and dining.

Features of the property include:

- High ceilings, open plan spacious living and dining.
- Quality stone and gas kitchen with AEG appliances & dishwasher.
- Two well-proportioned bedrooms with built-in wardrobes.
- Ensuite to master & separate main bathroom.
- European laundry.
- Ducted air conditioning throughout.

**Inspect:** Saturday, 9th November 2024 12:30 - 1:00

**Price:** \$725 Per week

**Bond:** \$2,900

**Available Date:** 23/11/2024



**Brad Sargent**

0413 773 423



Dimensions are approximate. All information contained is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.  
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### 33/1-3 EULBERTIE AVENUE, WARRAWEE

APPROX. LIVING AREA: 88 SQM  
 APPROX. PARKING AREA: 17 SQM  
 APPROX. TOTAL AREA: 105 SQM

