



3 Pibrac Avenue Warrawee, NSW

5 bed | 3 bath | 2 car

Single Level Living in one of Warrawee's Finest Avenues

Main Features:

- Designed for carefree single-level family living with 2.8m high ceilings and an abundance of natural light
- Marble entry flowing to vast sun-soaked living basking in stunning garden vistas
- Expansive formal lounge and family area both with beautiful wood burning sandstone fireplaces
- Newly renovated open plan gas kitchen, quality European appliances and 40mm CaesarStone benchtops
- Glass and sandstone framed pool, level lawns and manicured hedging
- Elegant formal dining room with polished timber floors and plantation shutters
- Bespoke home office or potential 5th main-level bedroom, high ceilings throughout
- Oversized bedrooms with bespoke built-in robes and deluxe floor-to-ceiling tiled modern bathrooms
- King-sized master, walk-in robe and ensuite with his/her vanity and rainshower
- Ducted reverse cycle air, gas heating, lower-level teen or possible in-law living with private entry
- Internal entry to oversized double lock-up garage and outside bathroom perfect for pool use
- Automatic security gates, turning circle, enclosed low maintenance private gardens

Location Benefits:

Craig Marshall

m: 0410 699 688

t: 02 9061 3175

e:

Jessica Liu jessicaliu@themarshallgroup.com.au

m: 0481 557 789

u: 02 9061 3175

e:

jessical@themarshallgroup.com.au

u