



103B/1-3 Heydon Avenue Warrawee, NSW

3 bed | 2 bath | 2 car

Luxurious Private Garden Apartment with Villa Feel

Rarely do you see an apartment with a total of 494 sqm on title and an oversized 135sqm internal area where every living room has its own private garden outlook. With only one small common wall and no neighbours in view, this luxurious garden apartment is more like a villa.

Positioned in the sought after Amberleigh complex, this unique apartment offers flawless finishes, premium fittings and sophistication. At every turn, space is abundant for living and entertaining. With a flowing sun-filled design, alfresco terrace, and adjoining private low-maintenance garden, you can entertain in style and space. Its premier location gives an abundance of lifestyle options and will appeal to executive families, astute investors, and downsizers. With Warrawee Station, city buses, Knox Grammar and Warrawee Public Schools just footsteps away as well as Wahrenga and Turramurra villages nearby, it's hard to imagine a more convenient spot.

Key features:

- Impeccable interior and a sumptuous modern style with nothing left to do but enjoy the lifestyle this stunning apartment offers.
- Open living/dining with floor to ceiling slide back doors leads to an undercover terrace with a barbeque gas outlet creating an expansive combined entertaining area that brings the outside in.
- Large wrap around low-maintenance garden providing each room with a view.
- Easy living on a single level.

? Immaculate, well-maintained complex with gorgeous landscaped gardens and onsite building

Craig Marshall

m: 0410 699 688

t: 02 9061 3175

e:

Jessica Marshall jessica@themarshallgroup.com.au

m: 0481 557 789

t: 02 9061 3175

e:

jessica@themarshallgroup.com.au

u