



27/1-3 Eulbertie Avenue Warrawee, NSW

2 bed | 2 bath | 1 car

Size, light and style in a freshly appointed retreat

Nestled opposite Warrawee Public School, this expansive two-bedroom sanctuary, bathed in natural light, offers a retreat that effortlessly balances comfort and convenience. Perfectly suited for those seeking the ease of apartment living with the spaciousness akin to a standalone home, it epitomizes low-maintenance elegance. Enhanced by its leafy surroundings and thoughtful updates, this residence exudes quality and pristine charm. Situated within a meticulously planned community, it caters to those yearning for an elevated lifestyle without the burdens of extensive upkeep, all while enjoying close proximity to the amenities of Warrawee.

- Well-proportioned design with a substantial 98sqm of floor area
- Recently updated and featuring brand-new timber flooring throughout
- A flowing open layout includes distinct living and dining spaces
- An elevated corner aspect with excellent cross flow ventilation
- Easy level access to a large, covered terrace for entertaining
- Quality kitchen equipped with a dishwasher and gas appliances
- Two spacious bedrooms are both fitted with built-in wardrobes
- Lift access to secure car space and storage cage in the basement car park
- A well-managed security building with intercom entry
- Positioned opposite Warrawee Public School
- 900m to Turramurra shops and station, 500m to Warrawee station

Oliver Slader

m: 0466 716 706

t: 02 9061 3199

e:

Ross Mundy rossm@themarshallgroup.com.au

m: 0451 373 641

t: 02 9061 3199

e:

rossm@themarshallgroup.com.au