



11 Blue Wren Way Warriewood, NSW 3 2 2

### Modern townhome with superb inside-outside flow

Promising peace and quiet in an idyllic setting, this beautifully presented Torrens title townhome is highlighted with an outstanding flow, an extensive outdoor entertaining area with North-Easterly aspect and only one common wall. Set in Sea Green Estate, this home is one of the largest in the complex and perfect for those wishing to downsize or for the young family.

**Price:** SOLD \$1,415,000  
**Council Rates:** \$408.00 p/q  
**Water Rates:** \$172.00 p/q



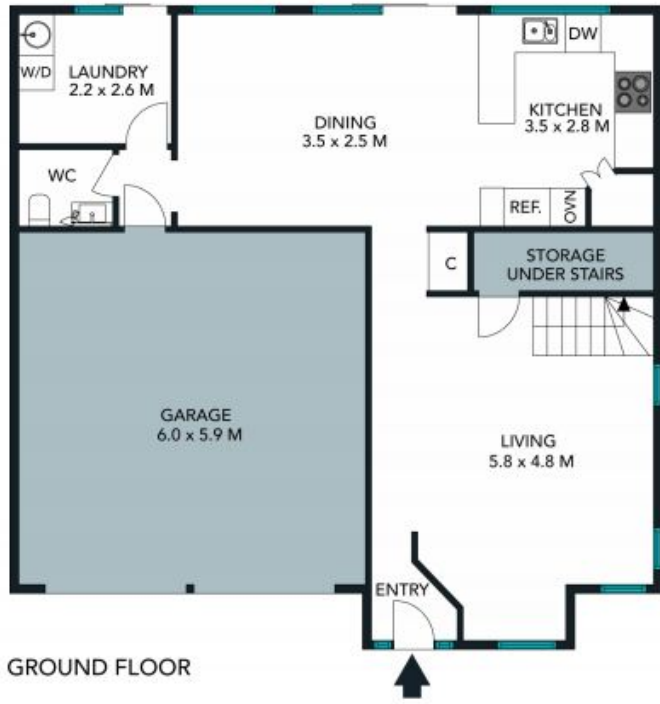
**Trent McKay**  
0419 288 867



**Shelly Hunter**



FIRST FLOOR



GROUND FLOOR

TOTAL LAND AREA : 365 SQM  
 TOTAL LIVING AREA : 136 SQM

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.





FIRST FLOOR



GROUND FLOOR



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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