



2/49 Yorston Street Warners Bay, NSW 3 2 2

### Architectural flair in central Warners Bay

Designer style, high-end finishes and a stellar location combine in this uber-modern townhouse to offer the ultimate in lakeside living. Inside you'll find an open plan layout embracing alfresco entertaining, three bedrooms, two bathrooms and a top-floor family room. Set in a boutique collection of impeccable homes, it's located away from the crowds yet a short walk into the CBD.

**Price:** \$805,000  
**Council Rates:** \$1,420.00/year (approx)  
**Strata Rates:** \$2,730.00/year (approx)



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GROUND FLOOR PLAN



FIRST FLOOR



The floor plan is not to scale, measurements are indicative and in metres. Colour elements are not to position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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GROUND FLOOR PLAN



FIRST 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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