



9 Powderworks Road North Narrabeen, NSW



### Charming family residence in sought-after setting

Defined by its private setting and pleasant district views, this much loved two-storey family home offers everything a family needs in a wonderful setting with an exceptionally versatile floorplan! Enjoying beautiful, lush tropical gardens, a stylish lounge room flowing onto a large wraparound Queenslander style entertainer's balcony, complimented by a north easterly aspect and a cool ocean breeze. Less than 5 minutes driving distance to Narrabeen Beach and Lake, Warriewood shopping centre, schools and express city transport.

**Price:** SOLD \$2,357,000

**Council Rates:** \$500.00 p/q

**Water Rates:** \$151.00 p/q



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GROUND FLOOR



1ST 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.