



36 Warraba Road North Narrabeen, NSW



### Picturesque family haven on large 695sqm block

Occupying a desirable position in a family friendly neighbourhood, this beautifully presented home is set on a substantial 695sqm parcel of land with a desirable North-Easterly aspect and presents a fantastic opportunity to reside on the Northern Beaches peninsula in a quiet side street. Offering an outstanding flow, the contemporary coastal residence provides the perfect space for the growing family, fully embracing the sundrenched aspect and showcasing an open-plan layout extending to outdoor entertainment areas and sparkling pool.

**Price:** SOLD  
**Council Rates:** \$494.00 p/q  
**Water Rates:** \$149.00 p/q



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. 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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Lower Ground 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.