



106 Powderworks Road North Narrabeen, NSW



### Exceptional lifestyle entertainer on 1265sqm level block

This picture-perfect family home with a pool ticks all the boxes! There really is more than meets the eye. Family entertaining is the focus here with great space for the extended family and a modern Granny Flat to utilize as in-law accommodation, teenager retreat or separate option for rental income. Its North-Easterly aspect bathes the interiors with natural light throughout the day.

- Superb lounge/family areas, both formal and informal create defined spaces
- All good size bedrooms on upper level with ceiling fans, master includes ensuite and balcony access
- 4th bedroom flexes to a study/office, located on lower level
- Protected and ultra-private massive patio provides the perfect spot for entertaining friends and family all year round
- Delight in the large in-ground swimming pool and level lawns
- Wide balcony off the main living areas boasts district views
- Approved free standing, modern 2-bedroom Granny Flat

**Price:** SOLD \$2,600,000

**Council Rates:** \$581.00 p/q

**Water Rates:** \$173.00 p/q



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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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Ground Floor



Granny Flat



1st Floor



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