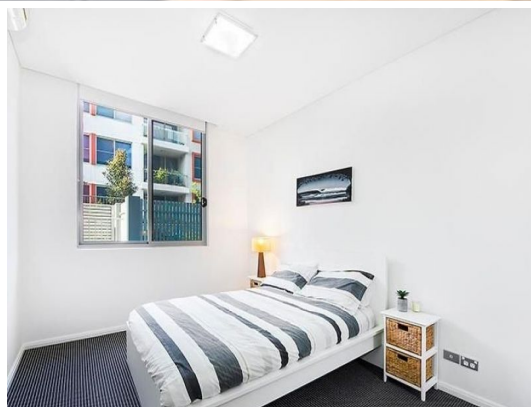


STONE

37/79-91 Macpherson Street Warriewood, NSW



### Contemporary North-facing 106sqm courtyard apartment with massive study

Presenting an exquisite blend of modern design and upscale features, this elegant apartment promises a lifestyle characterised by contemporary comfort and unrivaled convenience, nestled adjacent to the tranquil Warriewood bushlands.

The ground floor unit, boasting a chic one-bedroom layout, unfolds into a versatile floor plan encompassing a generously sized study room/nursery/media room bathed in northern sunlight, accompanied by a spacious courtyard that welcomes ample natural light and invigorating breezes.\*

- Sunny open plan lounge and dining flows through glass doors onto an amazing, large North-facing courtyard perfect for alfresco bbq entertaining
- Sleek kitchen with caesar stone bench tops featuring quality appliances
- Large bedroom with air conditioning and built-in wardrobe
- Modern contemporary style bathroom with exclusive tiles and finishes
- Plenty of storage & internal laundry includes dryer.

**Price:** SOLD \$895,000

**Council Rates:** \$293.00 p/q

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

**Strata Rates:** \$1,615.00 p/q



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