



35 Mahogany Boulevard Warriewood, NSW

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### Elegant Entertainer

A superbly designed, master built home that creates a flexible floor plan with four varied living zones. Ideally situated on a corner block, this oversized family home exudes the Hampton's style whilst melding contemporary finishes and an open plan feel. Formal and informal living allow those with large families, to relax and enjoy the space all being centred around a new designer kitchen.

- Private, North facing rear yard and entertaining deck
- Outdoor sunken spa surrounded by luscious tropical gardens
- Five bedrooms in total, four up and one on the ground floor
- Expansive master bedroom boasts a beautiful ensuite, walk-in robe and french doors to an upper balcony
- Fifth bedroom flexes into a home office or guest accommodation
- Internal access from the twin garage + 2 off street car spaces
- Garage and under-stair storage + two water tanks for irrigated gardens

**Price:** Contact Agent

**Council Rates:** \$420.10 p/q

**Water Rates:** \$173.90 p/q



**Simone Sinclair**

0405 470 250



GROUND FLOOR



1ST FLOOR



SITE PLAN



The site plan and floor plan are not to scale, measurements are indicative and in meters. Boxes and lines 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.



GROUND FLOOR



1ST FLOOR

The floor plan is not to scale, measurements are indicative and in meters. 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 called on. Interested parties should make and rely on their own enquiries.

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STONE