



**15 Bolwarra Road NORTH NARRABEEN NSW**

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With it's fresh coastal flavour, peaceful and private setting and stunning vistas over the district to the ocean, this superlative home makes an exceptional sanctuary, ideal for families at all ages and stages. Poised on an impressive 1,140 sqm in a quiet cul-de-sac street, its light drenched floorplan is incredibly flexible, able to be used as a three bedroom single level home plus large lower level one bedroom flat or as one large four bedroom home.

**Price** : \$ 2,525,000  
**Land Size** : 1140 sqm  
**View** : <https://www.hunterestateagents.com.au/7508702>

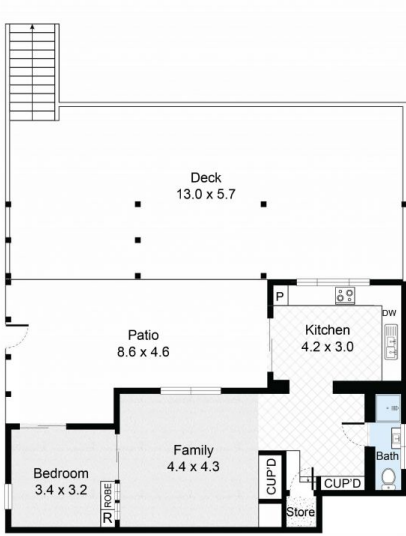
- ? Elevated on its substantial block, electric driveway gates, high ceilings
- ? Expansive L shaped living, dining and lounge room with a gas fireplace
- ? Built-in cabinetry, banks of bi-folds retract to the immense alfresco deck
- ? Luxury stone and gas kitchen with window seat and Smeg appliances



**Duane Hunter**  
0299707220

# 15 Bolwarra Road, North Narrabeen

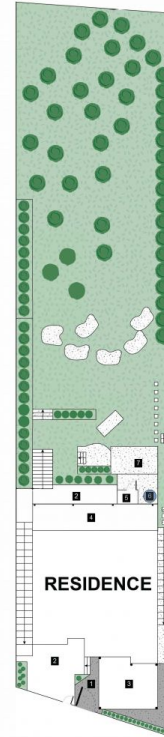
4 Bed 3 Bath 2 Car



LOWER LEVEL



FLOOR PLAN

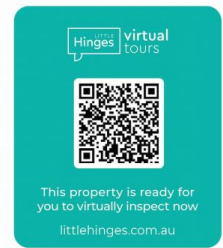


SITE PLAN

## LEGEND

1. Driveway
2. Deck
3. Carport
4. Balcony
5. Shed
6. Water Tank
7. Outdoor Seating

Internal : 209m<sup>2</sup>  
External : 139m<sup>2</sup>



All information contained herein is gathered from our 3D scanned tours via Matterport. Whilst the 3D scanning technology is very accurate we cannot guarantee its accuracy and interested parties should rely on their own enquiries.