



## 95 Warraba Road NORTH NARRABEEN NSW

4 2 3

Nestled in a desirable position boasting a sun-drenched north-easterly orientation within a serene and family-friendly neighborhood, this well-presented single-level residence provides an outstanding opportunity for those in pursuit of a tranquil lifestyle in a highly convenient locale. Highlighted by a self-contained area, this property epitomises comfort and style.

The residence features a bright and airy open-plan living and dining area, seamlessly flowing onto a sunny private backyard and a level lawn surrounded by meticulously landscaped gardens.

Featuring the following benefits:

- Expansive open-plan living and dining space equipped with ducted air conditioning and a gas bayonet.
- Well-appointed kitchen with a gas cooktop, dishwasher,

**View :** <https://www.hunterestateagents.com.au/7893503>