

House 4 2 2



Refined Multi-Level Living in a Tranquil Elevated Setting

Quietly revealed beyond its tranquil surrounds, a home of space and quiet grandeur unfolds, with natural flow guiding you through beautifully proportioned interiors and a series of inviting living zones.

Commanding an elevated position amid lush, established surrounds, this impressive multi-level home showcases a luxurious approach to family living, where beautifully scaled interiors transition effortlessly to outdoor spaces. Sunlight pours through skylights and oversized windows, illuminating the home while leafy outlooks wrap the residence in complete privacy and serenity.

Multiple living areas are cleverly arranged across the home, allowing families to spread out or come together with ease. A generous family room opens directly to a wide front balcony, capturing tranquil treetop views and creating an ideal spot for quiet mornings or afternoon unwinding. A bespoke home office is thoughtfully positioned for day-to-day work or study, reflecting the demands of modern living.

Above, the main living and dining level is anchored by a stone-finished kitchen with Bosch appliances and extends effortlessly to a private alfresco terrace through expansive bi-fold doors. Outdoors, the 582sqm parcel has been carefully utilised to provide both entertaining and space for children to enjoy. Landscaped gardens surround lawns perfect for children.

The master suite occupies an entire floor, delivering a true parents' retreat complete with walk-in robe, ensuite and peaceful green vistas. Completing the upper level, three generously proportioned bedrooms provide exceptional accommodation for family and guests, each appointed with built-in wardrobes and enjoying leafy outlooks. Thoughtfully positioned to ensure comfort and privacy, these rooms are serviced by a well-appointed family bathroom, creating a practical yet elegant retreat for children or visitors.

With bus services, schools, rail and village amenities all within easy reach, the location delivers exceptional convenience for families seeking space without compromise.

Property Features:

- Elevated 582sqm block enjoying a peaceful, private setting
- Multiple living areas thoughtfully arranged across well-defined levels
- Expansive light-filled lounge room flowing seamlessly onto a wide front balcony

Listed By

The Office

Phone: (02) 9496 8000

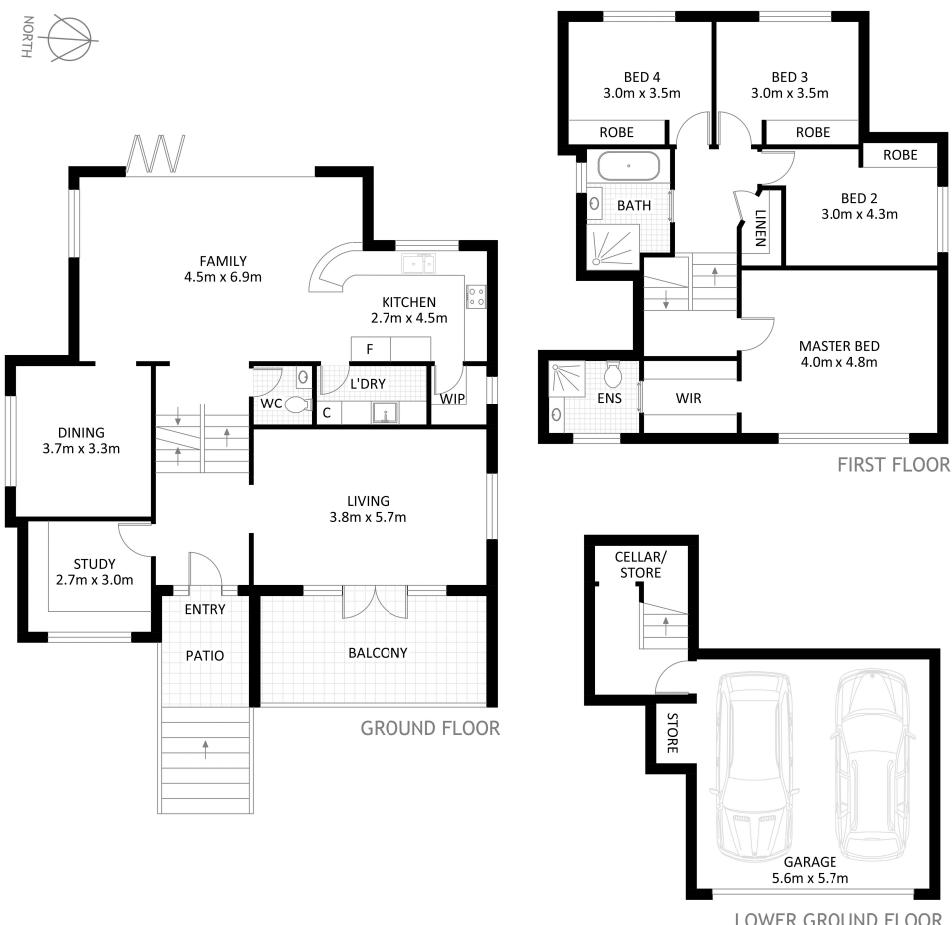
The Office

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Listing Number: 3520050

Floorplan



 **LJ Hooker**

INTERNAL AREA APPROX. 234m²

31 Marshall Avenue, Warrawee

Disclaimer: Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.

Listing Number: 3520050

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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