

35 RAYNER AVENUE, NARRAWEENA, NSW, 2099

**MaxDwell**

SMART PROPERTY AGENTS



# FOR SALE

## 35 RAYNER AVENUE, NARRAWEENA, OCEAN-VIEW HAVEN IN PEACEFUL NARRAWEENA

Positioned on a generous 562.8 square metre block in the peaceful hills of Narraweena, this impressive 4-bedroom + Studio (5 Bedrooms) family home offers the perfect blend of space, comfort and coastal convenience. With dual living areas and ocean aspect views, this residence presents an exceptional opportunity for families seeking their forever home just 18 kilometres from Sydney's CBD.

The thoughtfully designed layout features four well-appointed bedrooms, including a master suite with ensuite bathroom, providing comfortable accommodation for the entire family. The additional bathroom serves the remaining bedrooms, while two separate living areas offer flexibility for both formal and casual entertaining.

Practical family living is enhanced by secure parking for three vehicles, with a double garage complemented by an additional carport. This generous parking provision is ideal for busy families with multiple vehicles or those requiring workshop space and storage.

The substantial land holding of over 560 square metres provides endless possibilities for outdoor living and entertainment. Whether you're planning garden renovations, children's play areas, or simply enjoying the space and privacy that comes with this generous allotment, the opportunities are limitless.

- Ocean aspect positioning capturing refreshing coastal breezes
- Large inground mineral pool.. (Read More Below)
- Four bedrooms with master ensuite for family comfort
- Dual living areas perfect for growing families
- Secure parking for three cars with garage and carport
- Substantial 562 m2 block with development potential (STCA)

### Development Potential (STCA)

Preliminary concept plans outline an impressive second-storey addition designed to maximise Long Reef and coastal vistas, providing significant lifestyle and capital growth opportunity for the astute buyer.

**5 BED | 4 BATH | 4 CAR**

### PRICE:

Price Guide \$3,000,000 - \$3,300,000

### OPEN FOR INSPECTION:

Jan 10 at 11:00am - 11:30am



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Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.