

**1/39-41 Kentwell Road, Allambie Heights, NSW  
2100**

**Cunninghams**

**Sold Townhouse**

Wednesday, 7 February 2024

1/39-41 Kentwell Road, Allambie Heights, NSW 2100

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 230 m2**

**Type: Townhouse**



Lochlan Macpherson  
0404423323

**\$1,900,000**

AUCTION Saturday 2 March 2024  
FIND. The living is easy in this immaculate townhome, which presents a spacious two-storey layout that over-delivers in terms of space, style and comfort. Blessed with natural light and a convenient position in the heart of Allambie Heights, this fresh and inviting residence presents a low-maintenance lifestyle for empty nesters and families.  
LOVE. The generous, well-designed floorplan includes a spacious living zone, flowing to a quiet, rear-facing courtyard, a second living area that connects to a sunny north-facing courtyard, a double garage, and over-sized, light-filled bedrooms. A private sanctuary offering standout convenience, with village shops and cafes on the doorstep, and incredible access to beaches and Warringah Mall.  
- Spacious, well-designed living and dining area offers a seamless connection with the rear courtyard, and an effortless entertaining layout.  
- Second spacious living zone connects to a sunny north-facing courtyard that will entice you out to enjoy a cup of coffee in the morning.  
- Immaculate, well-appointed kitchen with induction cooking, dishwasher and an adjoining laundry room with handy downstairs WC.  
- All bedrooms are light and spacious and feature built-in storage and access to a balcony, including a luxurious master bedroom with a shower en-suite.  
- Well-presented family bathroom with bathtub and overhead shower.  
- Plantation shutters, air-con in living and master bedroom, plenty of internal storage.  
- Large double lock-up garage with access internally, plus a generous amount of storage space.  
LIVE. Allambie Heights is a friendly, welcoming and family-centric suburb that puts you within moments of many lifestyle conveniences, as well as beaches and nature walks at Manly Dam. Warringah Mall is a short drive away, and there is a useful collection of shops in Allambie Heights that will cater to most of your every-day needs. Bus stops are directly outside of the door with services running to Manly, Chatswood or the city, and there are some great schools in the area, including Manly Vale Public School and Mackellar High Girls High School.  
RATES/SIZES  
Water rates: Approx \$172.11 pq  
Council rates: Approx \$432.50 pq  
Strata levies: Approx \$1680.00 pq  
SIZE: Approx 230 sqm  
ABOUT THE AREA  
Local Transport:- B-Line express city bus, Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly.  
Shopping & Dining:- Allambie Heights shops- Westfield Warringah Mall  
Schools:- Allambie Heights Primary School- The Forest High School- St Kierans Catholic School- Oxford Falls Grammar- St Luke's Grammar  
WHAT THE OWNER LOVES:- We love that it's right on the doorstep of transport and cafes, and it's close to beaches and the mall.  
- Our home feels very spacious and has a great layout with two living areas.  
- We love the master bedroom, which feels like a retreat where you can hide away from everything.  
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