

**1 Corkery Crescent, Allambie Heights, NSW 2100**

**Cunninghams**

**Sold House**

Saturday, 17 February 2024

1 Corkery Crescent, Allambie Heights, NSW 2100

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Lochlan Macpherson  
0404423323



Georgi Bates

**\$2,060,000**

Auction Saturday 9 March 2024  
FIND. Set on a corner block near Gumbooya Reserve, with a child-friendly, nor-easterly rear yard, this gorgeous weatherboard and sandstone beauty provides rare urban sanctuary in a central and convenient lifestyle address. This home is wonderfully bright and airy, oozes coastal charm, whilst holding an abundance of scope to become more. LOVE. This beguiling, single-level residence features a spacious living and dining zone, opening to a nor-easterly backyard, with exceptional storage as well as a lock-up garage. Perfect for families looking for a home to make their own, this residence is brimming with potential and possibility, calling on you to capitalise on this premium location that offers incredible access to beaches, nature reserves and schools. - A large front verandah paints a picturesque picture of the street, whilst big-picture windows frame leafy outlooks.- Open and spacious living zone with gas fire and a sandstone feature wall is filled with charm and light.- A combined kitchen and casual dining area is a practical space to whip up meals, whilst keeping the kids close.- A sweet backyard features an open patio around a brick fire pit, and grassy lawns framed by established trees.- All bedrooms are comfortably spacious and feature built-in wardrobes, with an additional built-in air-con unit installed in the master bedroom.- High ceilings and ducted air-conditioning, outdoor WC and laundry.- Single lock-up garage, plus a huge under-house storage/workshop area with potential to be re-shaped into a retreat or home gym.  
LIVE. Tucked away on one of the area's most tightly-held streets, this is a tranquil location that suits families. A stone's throw from the house is Gumbooya Reserve, with Aboriginal engravings and beautiful natural bushland. Allambie Heights is a well-connected suburb that offers quick and easy travel to the city as well as to Manly. It also holds close proximity to Manly Dam, and Warringah Mall, and has a great set of local shops and excellent schools.  
RATES: Water rates: Approx \$173.00 pq Council rates: Approx \$457.00 pq  
SIZE: Approx 664 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- The Forest High School- St Kierans Catholic School- Oxford Falls Grammar- St Luke's Grammar  
WHAT THE OWNER LOVES: - We are so close to a number of reserves and bushwalks, including Gumbooya Reserve and Manly Dam.- We love the nor-east facing backyard, which feels like a sunny retreat away from the world.- Allambie Heights has a really great community, with lots of families, and close proximity to beaches and shops.  
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