

11 Inglebar Avenue, Allambie Heights, NSW 2100

Cunninghams

Sold House

Friday, 1 March 2024

11 Inglebar Avenue, Allambie Heights, NSW 2100

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 860 m2

Type: House



Lochlan Macpherson

0404423323

Contact agent

Auction Saturday 23 March FIND. Resting on a quiet, tree-lined street in Allambie Heights, this flawlessly-presented dual-level residence holds an inviting, comfortable presence and showcases a substantial floorplan that will effortlessly accommodate the changing needs of your family as the children get older. This tranquil, leafy area places you in the centre of a vibrant range of northern beaches hotspots, offering an idyllic lifestyle for families.LOVE. Consisting of an expansive four-bedroom/two-bathroom main residence, and an over-sized two-bedroom self-contained flat, there is a lot of flexibility in how you can best make use of the space, whether you are interested in multi-generational family living, or even renting the flat out for some extra income.- A choice of living areas offers the family the flexibility of finding space when needed, but also provides big spaces to come together.- Private, sun-dappled backyard with elevated lawn and fire pit area for the family to gather around, and a covered terrace for entertaining.- The generosity of space, and the effortless flow between indoors and outdoors is ideal for entertaining even the largest of parties or gatherings.- Superbly-proportioned and equipped kitchen with high-quality appliances.- Comfortably-appointed bedrooms, including a luxuriously large master bedroom with shower en-suite, all bedrooms with built-ins & ceiling fans.- Council-approved self-contained flat with a spacious living area, a full kitchen, two huge bedrooms, a shower bathroom, private courtyard & private entry.- Single lock-up garage with tons of space for storage. An adjoining studio with WC is useful as a home office, but can also be converted back into the garage.LIVE. Inglebar Avenue is positioned half way up the Allambie Heights hill, and is located for exceptional access to the local public school and the Allambie Heights shops. It's also just moments from bushland walking trails, with the beautiful environs of Manly Dam at the doorstep, and Warringah Mall down the road for convenient access to shops, supermarkets and entertainment. Beaches are only a short drive away, and nearby bus services offers quick and convenient access to Warringah Mall and Manly.RATES:Water rates: Approx \$366.89 pqCouncil rates: Approx \$650.80 pqSIZE:Approx 860 sqmABOUT THE AREALocal Transport:- B-Line express city bus, Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly.Shopping & Dining:- Allambie Heights shops- Westfield Warringah MallSchools:- Allambie Heights Primary- The Forest High School- St Kierans Catholic School- Oxford Falls Grammar- St Luke's GrammarWHAT THE OWNER LOVES: - This has been a really great family home for us through the years, with the options of us using the flat for in-laws, our children, or even renting it out.- Our home is amazing for entertaining. We have had some really big parties, and lots of happy times.- We have got great access to shops, schools and the mall.Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.