

12 Churchill Crescent, Allambie Heights, NSW 2100

Raine&Horne.

House For Sale

Friday, 1 March 2024

12 Churchill Crescent, Allambie Heights, NSW 2100

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 689 m2

Type: House



Toby Hutton

AUCTION

Tightly held for nearly 50 years in arguably one of the suburb's premiere streets, this generously proportioned home is perfect for the growing family or multi-generational living. With five comfortably appointed bedrooms and three separate living areas, the home is beautifully maintained while also offering the potential to add value with updates down the track as desired. With wonderful lifestyle options in the local surrounds including BMX and walking trails just across the road, the property is primed as the perfect family base, with a coveted elevated northerly aspect to the sparkling pool and a large, covered timber deck off the lounge area, ideal for entertaining and relaxed gatherings. Four of the five carpeted bedroom retreats are on the upper level and all feature walk-in robes, while the 5th one is conveniently placed on the ground floor, ideal as guest or in-law accommodation.

- Electric cooking facilities and ample bench and cupboard space to well-maintained kitchen
- Family bathrooms on each level
- 3 separate living areas spread over 2 levels plus separate dining room
- Generous master with ensuite, walk-in robe and north facing balcony enjoying sea breezes and Reserve outlook
- Floating contemporary timber-look flooring to ground floor, ducted air-con throughout, ceiling fans
- Sparkling north facing pool, immaculate child-friendly level grassed yard and gardens
- Prime elevated corner block, 28 metre wide north-facing frontage to Churchill Crescent
- Double carport plus large workshop.

Within a superb locality revered for its undeniable child-friendly peaceful positioning directly across the road from Manly Dam Reserve, amenities including express buses, schools and local shopping are also just moments away. Beautifully presented and well-maintained, it boasts a wonderful easy-living feel in peaceful, family-friendly surrounds. Land Size: 689.2sqm Floor Area: 200sqm approx. Council Rates: \$499.30 p/q approx. Water Rates: \$171.41 p/q approx.