

12 Sanananda Avenue, Allambie Heights, NSW 2100 **Cunninghams**

Sold House

Wednesday, 31 January 2024

12 Sanananda Avenue, Allambie Heights, NSW 2100

Bedrooms: 3

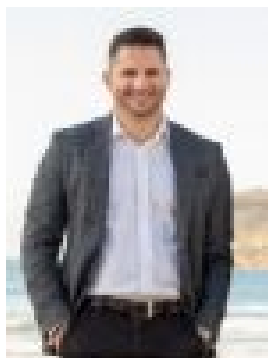
Bathrooms: 2

Parkings: 2

Type: House



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\$2,620,000

FIND. Set against a backdrop of magnificent sprawling landscaped gardens this beautiful family residence features an exquisite outdoor alfresco entertainer's backyard, with sparkling salt water and solar heated swimming pool. The elevated timber deck extending from the chic kitchen servery window has a complete view of the backyard and is an idyllic spot to watch the kids play in the pool while enjoying the lovely cooling southerly evening breeze. This stylish quietly located contemporary home is positioned in an enviable family friendly cul-de-sac, complete with a natural wild-life and bushland corridor located at the end of the street. LOVE. A number of recent upgrades and renovations to the property have added immense value and include a divine new laundry incorporating custom made cabinetry and combined second bathroom. The double garage with workshop area and massive storage zone is an absolute bonus for families that also includes a drive through undercover area that can accommodate a trailer, jet ski and a motorbike with room to spare or can also function as extra entertaining space. - Beautiful front facade featuring sandstone and timber with a wide front verandah, a great spot to enjoy a morning coffee admiring the incredible flowering garden - Large open living and dining space with refurbished timber floors, split system air conditioning, perfectly placed ceiling fan for cross ventilation and a great view of the front yard- Cleverly designed kitchen with breakfast bar linked to the dining space, ceramic cook top and an ideal bi-fold servery window that links the outdoor entertaining deck- Superb alfresco outdoor space, featuring sparkling saltwater heated pool with frameless glass balustrade, raised timber entertainer's deck, lush private established gardens and lawn with natural rock feature- Spacious master bedroom with the luxury of two BIRs, plantation shutters and split system air conditioning - Chic family bathroom with huge frameless shower, heated floors and towel rail with separate WC - New stunning laundry with custom made cabinetry, heated floors and combined second bathroom - Two additional bedrooms with an outlook to the lovely backyard- Solar panel roof system with separate solar heating for the pool- Remote double garage with extensive additional under house storage zone, workshop area and drive through undercover section, ideal for storage of a trailer and more or use as extra entertaining space and additional off-street parkingLIVE. Allambie Heights is a family friendly community that is also conveniently close to the café and shopping Villages of Freshwater, Manly Vale and Frenches Forest. The leafy green suburb is in close proximity to the beautiful Manly Dam and conveniently located near Warringah Mall shopping centre. Transport via ferry or buses into the city and other locations is super convenient and great schools are also close by. Golf courses, multiple sporting fields, cycle tracks, headland walks and a variety of local beaches are all on offer nearby.RATES:Water rates: Approx \$171.41 ppcouncil rates: Approx \$509.21 ppcSIZE:Approx 556.40 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:- We love how quiet the street is with easy access to the bushland reserve - The back deck is a lovely spot to just sit at dusk and enjoy the sounds of the local birdlife- The location is so central to everything including the school, shops and local busesDisclaimer: 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.Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.