

13 Churchill Crescent, Allambie Heights, NSW 2100

Cunninghams

Sold House

Friday, 8 September 2023

13 Churchill Crescent, Allambie Heights, NSW 2100

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 727 m2

Type: House



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FIND. Quietly resting in one of Allambie Heights' most coveted pockets, this stunning home is a little slice of northern beaches paradise. Comfortable and spacious, this unique, character-filled residence features an extravagant amount of living space and a beautiful, big, north-facing backyard filled with trees and plants. LOVE. The extension was designed by renowned architect, Ken Powell, and the results are stunning, with high vaulted ceilings that invite the natural light to dance around the interiors, and bushland views towards Manly Dam, which really help to create a sense of open space, privacy and being surrounded by nature.- Expansive living zone with a sunken lounge room floats out to meet a large deck, where you can take cover from the sun and enjoy views overlooking Manly Dam all the way to the CBD skyline & Centre Point Tower- The size of the living and dining zone allows flexibility in its configuration, and the design with outdoor spaces to front and rear encourages great air flow- The spacious dining area combines with an immaculate modern kitchen with tons of meal prep space, expansive caesarstone benchtops, induction cooking, dishwasher & appliance cupboard- A perfect northerly aspect for the backyard and large open deck promises sunshine throughout the day, and a private space for entertaining- Beautiful low-maintenance gardens with natural rock, established plants and trees, a fire pit area plus patio, option to potentially add a pool (STCA)- Two upstairs bedrooms and two downstairs bedrooms are each serviced by a neat, well-presented bathroom- Tons of storage internally and externally, large laundry room with external access, freshly sanded pine floorboards- Over-sized double lock-up garage with internal access and auto door- Two roof-top sets of solar panels servicing the home's electricity. LIVE. This is a dream location for the active family, with scenic walking paths and mountain bike trails at Manly Dam at your doorstep. The local Allambie Heights shops and Allambie Heights Public School are a short walk away, and you can ride to Manly using the nearby bike paths. Also in close proximity are beaches and lifestyle hubs in Manly and other northern beaches hotspots. RATES/SIZE: Water rates: Approx \$173.29 pq Council rates: Approx \$566.20 pq Size: Approx 727sqm ABOUT THE AREA Local Transport:- B-Line express city bus, Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly. Shopping:- Allambie Heights shops- Westfield Warringah Mall Schools:- Allambie Heights Primary- Manly Vale Primary School- The Forest High School- St Kierans Catholic School; Oxford Falls Grammar, St Luke's Grammar WHAT THE OWNER LOVES:- We love the beautiful views, which extend from Manly Dam to the CBD skyline. We can see the New Year's fireworks in four places.- We love the friendly, tight-knit community in Allambie Heights.- The house gets amazing natural light throughout the day, and is cool in the summer and warm in the winter. 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. 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.