

**16 Roosevelt Avenue, Allambie Heights, NSW 2100**

**Cunninghams**

**Sold House**

Thursday, 29 February 2024

16 Roosevelt Avenue, Allambie Heights, NSW 2100

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Contact agent

**FIND.** A bespoke, luxury home, nestled in the quiet embrace of Allambie Heights, offering decadent, modern interiors that have been imbued with personality and contemporary flair. This impeccable home was extended and fully renovated just a few years ago, and now presents as an impressive entertainer with grand proportions, a HIA award winning bathroom and a palpable sense of comfort, relaxation and ease. **LOVE.** A bespoke design approach leans on a palette of understated elegance, with clean, minimalist lines that are beautifully balanced with natural tones and textured finishes. An exceptional layout offers seamless liveability, with open, flowing interiors that greet outdoor entertaining spaces seamlessly, whilst the upper level grants spectacular leafy views that extend all the way to the Sydney CBD skyline.- Stria and spotted gum cladding presents a striking first impression to this spectacular dual-level residence with a first-class contemporary renovation.- An open, sweeping living zone functions effortlessly as a space to relax or to entertain, with a timber & white brick feature fireplace & dark-stained floors.- Deep backyard with all-seasons terrace with heat strips and outdoor kitchen, seamless level flow onto easy-care lawns and gardens.- Deluxe chef's kitchen with butler's pantry features a premium stone & timber island, which creates an attractive focal point to the room.- Incredible master suite offers true luxury with an enormous walk-in wardrobe, balcony plus an en-suite bathroom which was the Winner of HIA NSW Bathroom of the Year 2022- Luxurious study with bespoke joinery plus a detached studio offers coveted breakout zones for the whole family.- Ultra-sophisticated contemporary bathrooms with heated floors, deep free-standing bathtubs in upstairs family bathroom & master.- Security alarm, ducted and zoned air-conditioning, keyless entry for back door, over-sized lock-up garage.**LIVE.** Quiet and leafy, Allambie Heights is a tranquil, friendly suburb that offers convenient access to many lifestyle amenities and natural attractions. Manly Dam is just down the road – the perfect spot for weekend bush walks and picnics. The local Allambie Heights shops and Allambie Heights Public School are a short level walk away, and you can ride to Manly using the nearby bike paths.**RATES:**Water rates: Approx \$171.41 pqCouncil rates: Approx \$548.80 pq**SIZE:**Land Approx 676 sqmInternal Approx. 282 sqmStudio Approx. 23 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:-** The whole house has a calm feel to it. It's got a very effortless, welcoming feel, with a great layout for entertaining.- We love the great views all the way to the city from upstairs. It's a great spot to watch the New Year's fireworks.- We love the community in Allambie Heights. It's such a lovely neighbourhood and it feels close to everything.**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.