

2 Larissa Road, Allambie Heights, NSW 2100

Cunninghams

House For Sale

Wednesday, 7 February 2024

2 Larissa Road, Allambie Heights, NSW 2100

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 550 m2

Type: House



Lochlan Macpherson
0404423323

Auction

AUCTION Saturday 2 March 2024 FIND. Also known as 17 Mortain Avenue, this captivating residence delivers plenty of mid-century charm, with an open, airy design that allows you to float from lounge to dining and out to a private, north-facing entertainer's deck and garden with ease. This beautifully-designed, single-level layout is easy to live in, which will radiate appeal to families with children of all ages, as well as downsizers. LOVE. You'll love the north-facing aspect to the rear, which brings sunshine onto the deck all the way through the year. With a basketball court and gated access onto a path that will lead you to Goroka Park and playground, this home is primed for family life, offering the best of both worlds in terms of being quiet and serene, yet offering amazing access to sporting fields, beaches, schools and shops. With neighbours on only one side, there is a sense of being hidden away, with totally private outlooks to the rear. A northerly aspect to the rear is the perfect orientation to flood the home with natural light throughout the day. A mid-century feel to this home is evidenced in the big-windows that frame beautiful views onto greenery, an open design, and pine floorboards. Lounge room with an elegant bespoke timber cabinet, enhanced with high ceilings and a stunning mid-century-style lighting pendant. A sun-drenched north-facing backyard offers a large deck where you'll love to entertain guests into the evening. All bedrooms are generous and filled with light, the master includes an en-suite bathroom, whilst the family bathroom is fresh and well presented. Ducted air-conditioning, gas outlet, and this home has high-quality storage throughout, from the laundry room to the bedrooms. Driveway parking, two garden sheds provide some extra space for storage. LIVE. This is a well-connected location in the middle of a number of northern beaches hotspots. Within walking distance is the Allambie Heights Public School and the local shops, and there are a number of beautiful bushland tracks nearby including those around Manly Dam. It's a short drive to beaches and eateries at Manly, Freshwater and Dee Why, and there's easy access to Chatswood and Forestway shopping centre. RATES/SIZES Water rates: Approx \$172 p/q Council rates: Approx \$499 p/q Size: Approx 550 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 School - The Forest High School - St Kierans Catholic School - Oxford Falls Grammar - St Luke's Grammar WHAT THE OWNER LOVES: - We love how this is a very family-friendly neighbourhood, and how the kids can easily walk to school. - The north-facing deck is a lovely, warm place to sit all the way through the year. - We have back-gate access onto a path that takes you to a playground and reserve in one direction, and bus services and nature trails in the other direction. 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.