

27 Churchill Crescent, Allambie Heights, NSW 2100

Cunninghams

Sold House

Thursday, 21 March 2024

27 Churchill Crescent, Allambie Heights, NSW 2100

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Andrew Lutze
0412568058



Sam Raso
0407936862

Contact agent

FIND. Resting in a tightly-held, tree-lined pocket of Allambie Heights, this flawless contemporary entertainer shines with a brilliant combination of space, light and functional modern design. Churchill Crescent backs onto the soothing, picturesque environs of Manly Dam, and this popular street continues to be coveted by nature-loving families who value peace and serenity, as well as convenience.**LOVE.** A family-designed floorplan offers ease of living and the option to always find a space to yourself, with a choice of three living zones that each offer something different. The casual, light-infused living zone to the rear of the house offers a fluid connection to alfresco entertaining. A media room is where the family will converge in the evening to relax, while the upstairs rumpus room is a handy breakout zone for the kids to hang with their friends.- A choice of casual and more formal living spaces inhabits the lower floor.- The modern kitchen with granite benchtops and 6 burner smeg gas cooking takes a central position in the home effortlessly serves indoor and outdoor dining zones.- A travertine-tiled alfresco terrace overlooking a lush landscaped backyard will comfortably host your friends and family.- All bedrooms except one are positioned upstairs, whilst a guest/teen bedroom with ensuite bathroom is downstairs.- Luxe master bedroom with a huge walk-in robe, stunning en-suite with deep bathtub, and a private balcony with views from Manly Dam to the ocean.- Stylish modern family bathroom with a deep freestanding bathtub.- Security alarm, ducted reverse cycle air-con, 2kw solar system, whole of house water filtration plus under bench drinking water filter, Ventis air filtration system for the upper floor, gas outlets outside and four water tanks.- Double garage with auto door and internal access, plus tons of attic storage.**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 while Forest High School is due to move to Allambie Heights next year. You can ride to Manly using the nearby bike paths and catch buses into the city. Also in close proximity are beaches and lifestyle hubs in Manly and Freshwater.**RATES:**Water rates: Approx \$171.41 pqCouncil rates: Approx \$558.77 pq**SIZE:**Approx 701.90sqm**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**WHAT THE OWNER LOVES:-** This is a really family-friendly house, with a choice of three living areas, and so much space for everyone to stretch out in.- We love the friendly, welcoming community in Allambie Heights.- We love spending the mornings down at Manly Dam followed by barbeques on our private alfresco terrace overlooking the lush backyard. **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.