

44 Allambie Road, Allambie Heights, NSW 2100

Cunninghams

House For Sale

Thursday, 11 April 2024

44 Allambie Road, Allambie Heights, NSW 2100

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Type: House



Lochlan Macpherson
0404423323



Matthew Lemon
0414830140

Auction

Auction Saturday 11 May
FIND. Gently poised in the leafy, tree-lined surrounds of Allambie Heights, this exceptional tri-level residence is bright, welcoming and spacious, with high ceilings and soothing outlooks. With a multi-level layout that includes living areas and bedrooms on all three levels, the layout caters to a range of family needs, including the added capability to accommodate multi-generational living.
LOVE. Filled with natural light and appointed for peaceful family enjoyment, this home has plenty of space for everyone. This prime Allambie Heights street is slightly elevated to showcase a beautiful district outlook and capture fresh ocean breezes, whilst also offering incredible access to beaches, Manly Dam, Warringah Mall and Manly.
- Living areas are positioned on each of the three floors, so there's space for teenager's or in-laws to spread out and find a peaceful corner to themselves.
- Bright eat-in sized kitchen where everyone can gather for casual meals, with breakfast bar and doors that open to a front balcony.
- Sunny backyard with lawns and patio offers an ideal spot to relax into the night with a fire.
- The sunny alfresco terrace or the upper balcony are the best spots to enjoy an inspiring, tree-filled view that sweeps across the district.
- Six bedrooms are positioned on all three levels and include two master bedrooms with en-suite bathrooms.
- Upper-level retreat with two bedrooms, a living area and kitchenette, offering the ideal set-up for older children or in-laws.
- Outdoor laundry with shower bathroom and WC, plus storage.
- Single lock-up garage, a separate carport and generous driveway parking space.
LIVE. For families, the proximity to bushwalking trails is a big bonus, with stunning trails in the Manly Dam area that you can access with ease. Allambie Heights is also popular because of its excellent proximity to beaches, schools, Warringah Mall and other shopping and lifestyle hubs in Freshwater and Dee Why. There is a great set of local shops in Allambie Heights, and nearby bus services allow quick and easy access to the city and Manly.
RATES: Water rates: Approx \$171.41 p_q Council rates: Approx \$489.30 p_q
SIZE: Approx 558 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
WHAT THE OWNER LOVES:- We love that there's so many living areas, so you can have different people staying and everyone has their space.
- We love the sunny alfresco entertaining space to the side of the house, and the beautiful tree-filled views over the district.
- We feel like we're at the centre of everything – beaches, the mall, and villages in Manly, Freshwater and Allambie Heights.
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