

92 Smith Avenue, Allambie Heights, NSW 2100

Cunninghams

Sold House

Saturday, 12 August 2023

92 Smith Avenue, Allambie Heights, NSW 2100

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



Lochlan Macpherson
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\$2,100,000

FIND. Offering immense value and versatility, this unique home in Allambie Heights is tucked away from the road and nestled in peace and quiet. The floorplan includes a number of flexible breakout zones, including two separate living areas, plus a detached home office. An ideal layout for multi-generational living or families with older children. LOVE. With a north-facing aspect to the rear, and quality double-brick construction, this home feels solid and well-built, yet there is scope to mould the floorplan to your own family's needs, or make your own cosmetic updates. This superb location allows you to enjoy peace and quiet, whilst having outstanding convenience and access to beaches, schools and Warringah Mall. -Main section of the residence features a spacious, light-filled living and dining area with two bedrooms, a study, plus bathroom and separate toilet, additional laundry as well as the kitchen - A retreat with living area, spacious bedroom and shower bathroom can be sectioned off or opened up to the rest of the home via a dividing door - A separate downstairs retreat with a rumpus area, kitchenette and bedroom also has its own private entrance - Many different access points into the various sections of the home offers extra flexibility in how the space is used - A covered verandah overlooks a neat front garden and an additional long balcony on the side of the home - Meticulously kept throughout, with pine floorboards & plantation shutters - Large home office with adjoining store room in a detached building that adjoins the garage, with potential for a studio space or home gym - Additional separate toilet - Large double garage plus additional off street parking LIVE. This peaceful, leafy street sits on the cusp of North Manly, and is perfectly placed for access to beaches, as well as sitting within an easy bike ride of Manly. Allambie Heights remains a popular suburb for families, because of its excellent proximity to schools and parks, whilst also being very convenient to Warringah Mall and other shopping and lifestyle hubs. There is a great set of local shops in Allambie Heights, and nearby bus services allow quick and easy access to the city, Manly, as well as up to Palm Beach. RATES/SIZE: Water rates: Approx \$173.29 pq Council rates: Approx \$527.34 pq Size: Approx 544 sqm 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: - The flexibility of the floorplan allows for lots of different living arrangements. - The sunny north-facing aspect to the rear brings in beautiful natural light throughout the day. - The street is quiet, but it's extremely convenient with Warringah Mall, bus stops and beaches all close by. 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. Some images show virtual styling.