

# 22 Derna Crescent, Allambie Heights, NSW 2100

STONE

## House For Sale

Sunday, 23 June 2024

22 Derna Crescent, Allambie Heights, NSW 2100

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 696 m2

Type: House



Todd Baker  
0299492822



Chris Elliott  
0410416066

## Auction | Contact Agent

Quietly tucked away in a beautiful bushland setting on the fringe of Allenby Park Reserve, this spacious family-home offers a serene retreat families of all ages and stages will adore. Versatile and practical, the floorplan offers spacious living and accommodation with outdoor entertaining areas enjoying tranquil leafy outlooks. The backyard extends directly out onto the reserve, creating an incredible playground that is paradise for kids, as well as offering direct access onto Allenby Park mountain biking trail as well as bushwalks. - Private, covered outdoor entertaining terrace at front of house- Spacious living area with ceiling fan and limewashed floorboards- Separate dining adjacent to kitchen and with direct access to covered outdoor entertaining deck with bushland outlook - Four good-sized bedrooms with ceiling fans - fourth bedroom with adjoining study - Study/home office with direct access onto covered deck with bushland outlook - Light-filled kitchen with stone benchtops and 900mm Smeg oven with induction cooktop - Modern family bathroom with separate powder room- Internal laundry with direct external access - Under-house teen retreat or workshop plus kitchenette and bathroom with shower- Outdoor hot water shower plus rainwater tank- Off-street parking space plus rear lane access for parking \*Note: The property comes with DA-approved plans to extend outdoor spaces and maximise the stunning natural setting. Plans have been developed with Space Landscape Design for a street-level double carport with office and storage area below, and stairs down to a bbq deck and yoga platform plus extensions to the rear deck to provide more space for outdoor living.