



15A Nargong Road Allambie Heights, NSW 3 2 2

### Bright and modern family oasis in bushland setting

Bounded by tranquil bushland reserve on two sides and set directly opposite grassy parkland, this tastefully updated family residence provides an enchanting sanctuary in a fabulous family-friendly setting. Showcasing a bright open plan design aesthetic with multiple living spaces and exuding an ambience of relaxed luxury, it is embraced by sprawling child-friendly lawn with private sun-dappled entertainers' terraces. Wonderfully private and peaceful, it is only footsteps to the Manly Dam trails and a short stroll to village shops and the primary school.

- Nestled on a gently-sloping 670sqm parcel of land with a wide street frontage
- Sunny front verandah with wisteria-clad pergola and northerly views to parkland
- Generous north facing living room with ceiling fan and timber display shelving
- Casual living area and huge dining room with magical views over leafy reserve
- Central open plan stone and gas kitchen with dishwasher and walk-in pantry
- Spacious bedrooms with ceiling fans, two have built-ins and main has an ensuite
- Modern soft-coastal themed bathrooms, timber flooring and gas outlet
- Fully-enclosed rear lawn, bushland on two sides and one adjoining neighbour

Price: \$2,150,000



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Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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STONE



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.