



4 Orara Road Allambie Heights, NSW

5

3

1

Bright and spacious family entertainer with ocean views

Designed with family life firmly in mind, this bright, beautifully-presented home offers the ideal setting for modern family living and entertaining with a floorplan that offers all the space and versatility a growing family could desire. Boasting an elevated aspect with district and ocean views to Manly, this appealing coastal-style home rests on a 663.9sqm block positioned in a quiet cul-de-sac offering ease of access to city and local buses, schools, beaches and entertainment as well as Warringah Mall.

- Open concept family living/dining extending out to large paved outdoor entertaining area and private backyard with child-friendly lawn and low-maintenance garden
- Caesarstone kitchen with breakfast bar and European appliances, including gas cooktop, and looking out to backyard
- Downstairs guest accommodation with walk-thru robe, ensuite, separate study and living area opening out onto generous covered terrace with leafy outlook
- Luxe master suite with air conditioning, built-in robes and opening out onto covered balcony with elevated views to the ocean and Manly's eastern hill
- Freshly-painted inside and out with plantation shutters throughout

Inspect:

Saturday, 19th October 2024 11:00 - 11:30
Wednesday, 23rd October 2024 11:00 - 11:30

Price: Auction | Contact Agent

Council Rates: \$540.23 p/q

Water Rates: \$172.79 p/q



Chris Elliott

0410 416 066



Todd Baker

0407 795 090



First Floor



Site Plan



(NOT IN POSITION)



Ground Floor

Internal Living: 233 sqm
External Living: 81 sqm
Total Living Area: 314 sqm

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.



4 Orara Road
Allambie Heights



Internal Living: 233 sqm
External Living: 81 sqm
Total Living Area: 314 sqm

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.