



Adjacent reserve



22 Derna Crescent Allambie Heights, NSW



**North-facing family home in spectacular bushland setting**

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

**Price:** Auction | Contact Agent  
**Council Rates:** \$455.00 p/q  
**Water Rates:** \$251.00 p/q



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Allambie Heights



Internal Living: 164 sqm  
External Living: 42 sqm  
Total Living Area: 206 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.

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Level One



Ground Level/Teenage Retreat



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