



35 Allambie Road Allambie Heights, NSW



## Flexible Family Lifestyle

- Light-filled living flows to wraparound balcony with views to the ocean
- Caesarstone gas kitchen with stainless steel appliances & breakfast bar
- Spacious family room with deck, plus lower level garden front rumpus
- All bedrooms with built-ins and ceiling fans, master with stylish ensuite
- Marble bathroom with spa bath, laundry, double garage plus parking
- Just 1.5km to Warringah Mall shopping, eateries and cinema complex
- Less than 10 mins to Manly, Freshwater and South Curl Curl beaches
- Local shops nearby, bus at door to Warringah Mall, Manly, Chatswood

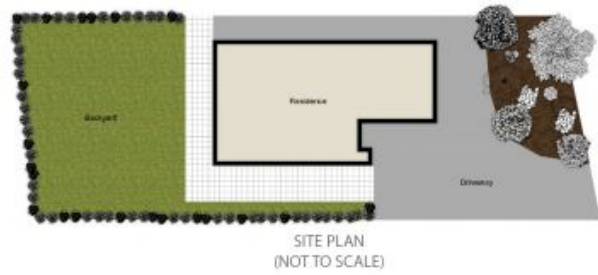
**Inspect:** Saturday, 19th October 2024 9:45 - 10:30  
**Auction:** 02/11/2024 02:30 am

**Council Rates:** \$1,838.45/year (approx)  
**Water Rates:** \$172.79 p/q



**Justin Ferguson**

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## 35 Allambie Road, Allambie Heights

Floorplan shown is for presentation purposes and is not part of any legal document or title.  
All measurements and figures are approximate. Interested parties should make their own enquiries.

