



## Allambie Heights, 21 Allambie Road

### Sleek contemporary entertainer with sweeping views

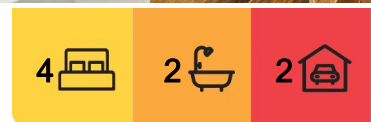
Set back from the street, creating peace and privacy, this spacious designer residence needs to be inspected to fully appreciate how quiet and serene it is when you walk through the front door. To the rear of the property, there is plenty of room for a work-from-home-pod, granny flat or your dream pool - you decide!

From its innovative contemporary design and panoramic 180-degree views to its fabulous alfresco entertaining areas, this modern residence provides a luxuriously livable lifestyle haven for families. Set back from the street and accessed via a private driveway, it is located opposite Gumbooya Reserve and only 180 metres to the bus stop to Manly, Chatswood and the city express and within close proximity schools, Warringah Mall and a selection of beaches.

- District views extend from the ocean and St Patrick's at Manly to the city skyline
- Gaze over the district to leafy bushland ridges and twinkling nightlights



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Guide \$2,680,000

**View**  
Sat 19th Jul @ 12:00PM - 12:30PM

**Contact**  
**Tim Wirth**  
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**Dani Rundle**  
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**LJ Hooker Seaforth**  
(02) 9948 7080

- Enormous living space and the huge separate dining area soak in the views
- Glass sliding doors open to an entertainer's deck with relaxing views
- Sleek marble-look stone island kitchen, gas cooktop, wall and steam ovens
- Butler's pantry has a stone bench, a sink and a stainless steel dishwasher
- Oversized bedrooms with mirrored built-in wardrobes and ceiling fans
- Main with walk-in robe, ensuite and district views opens to the rear deck
- Ultra-chic bathrooms, main with a standalone bath and twin wash basins
- Soaring raked ceilings, timber flooring, air con and surround sound
- Enormous lower terrace with a covered entertaining area and leafy vistas
- The basement area has been fashioned into a rumpus retreat/storage
- Fully enclosed near level lawn area plus a sunny north lawn and garden
- Automatic double lock-up garage extends to the basement retreat area
- Allambie Heights Primary School and the new Forest High are just up the street
- 1.4km to Allambie Heights Village and 4.4km Northern Beaches Hospital

## More About this Property

|                      |         |
|----------------------|---------|
| <b>Property ID</b>   | 185EF78 |
| <b>Property Type</b> | House   |
| <b>House Size</b>    | 238 m2  |
| <b>Land Area</b>     | 768 m2  |

**Tim Wirth 0421 997 845**

Principal | [tim@ljhseaforth.com.au](mailto:tim@ljhseaforth.com.au)

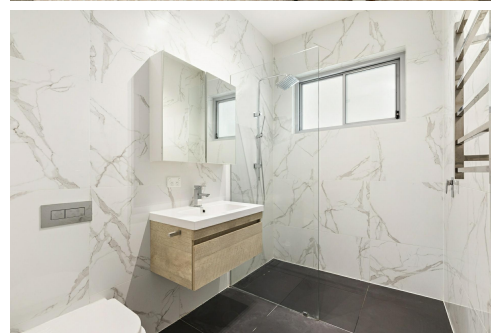
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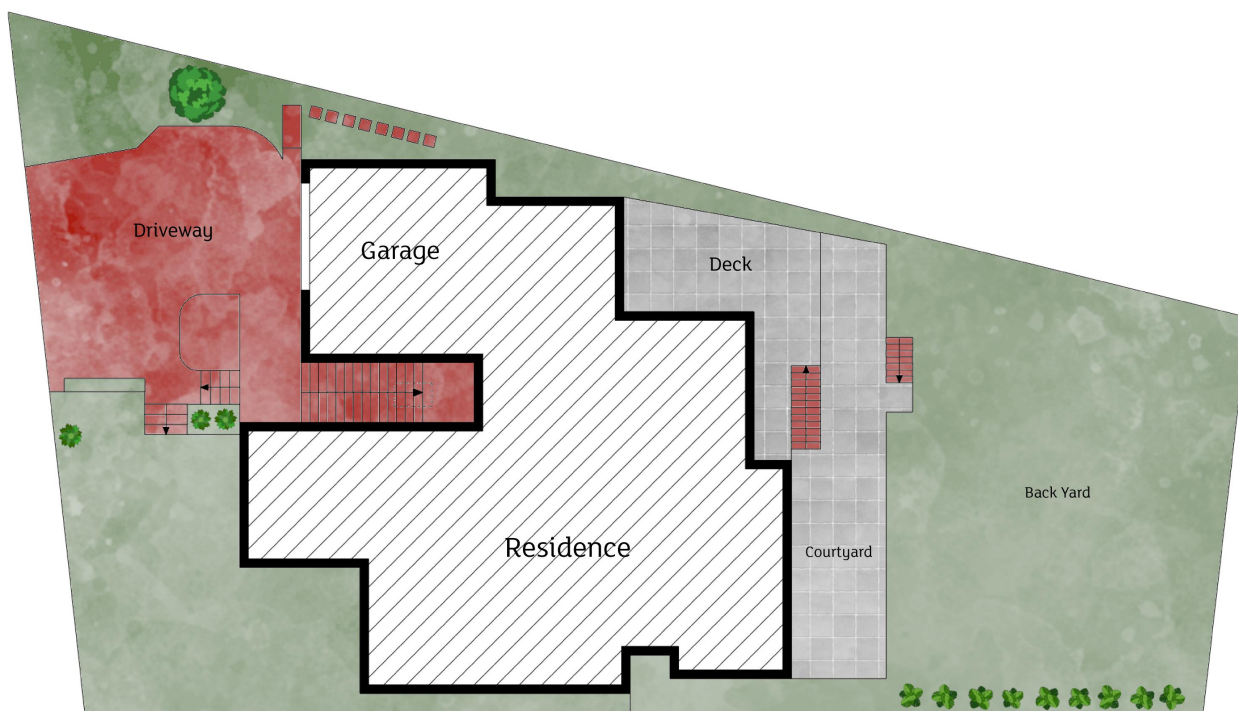
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Site Plan

## 21 Allambie Road, Allambie Heights

The site plan is not to scale. Bushes and trees are placed for illustration purposes.  
Plans should not be relied on. Interested parties should make and rely on their own enquiries.

| APPROXIMATE AREAS |         |
|-------------------|---------|
| Internal Area     | 313 sqm |
| External Area     | 169 sqm |
| Total Area        | 482 sqm |

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**Seaforth**

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