



## Allambie Heights, 439 Condamine Street

1,119sqm Approx. of Level Park Like Land - Brick Residence - Multi-Purpose Potential

Just an easy 400 metre level stroll to be in Westfield Warringah Mall Shopping Centre! Offered for the first time in decades - this versatile brick home is cleverly set away from the road on a sunny level 1,119sqm block (approx.) with a 23.57m frontage.

Land dimensions:

23.57 / 27.03 x 50.083 irregular / 45.72 (as stated in the VG)

This adaptable property offers multi-purpose spaces perfect for work, rest, and play. With two secure bay sheds/storage, an oversize double garage, optional undercover storage, and a side extension makes it ideal for tradies, professionals, or anyone wanting a work-from-home scenario with a studio/study, ample storage and loads of parking options.

Enjoy the leafy outlook across the grounds to Warringah Golf Course and an abundance



**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.

3

2

8

### For Sale

6 Car Undercover - 1,119 sqm - Walk to Mall

### View

[ljhooker.com.au/2VMGF6K](http://ljhooker.com.au/2VMGF6K)

### Contact

**Kylie Segedin**

0417 744 317

[ksegedin@ljhmv.com.au](mailto:ksegedin@ljhmv.com.au)

**Melissa Pease**

0414 673 273

[mpease@ljhmv.com.au](mailto:mpease@ljhmv.com.au)

**LJ Hooker Mona Vale**  
(02) 9979 8000



fruit trees, with citrus, mango, avocado, and macadamia trees in your own yard.

Whether you choose as a family home, to renovate, or to knock-down and create your dream home (stca) - the possibilities here are endless! Let your imagination run wild and transform this property into something special or live-in as is.

Superbly located for a convenience lifestyle, just an easy stroll to shops, cafes/restaurants, express CBD buses, schools, seaside cafes and world renown local beaches and surf...

Disclaimer:

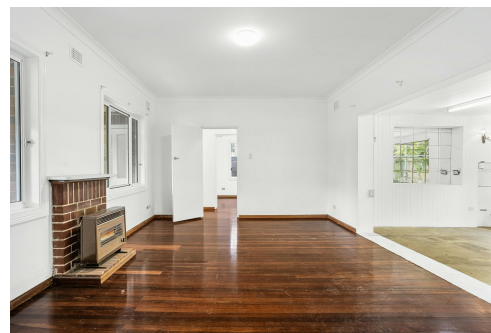
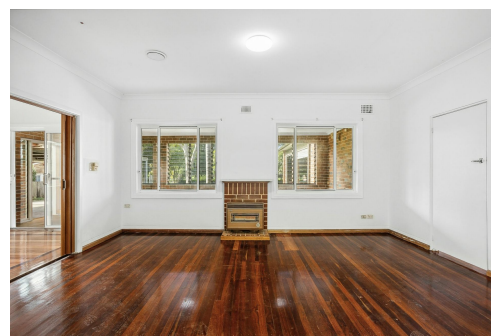
All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

## More About this Property

Property ID	2VMGF6K
Property Type	House

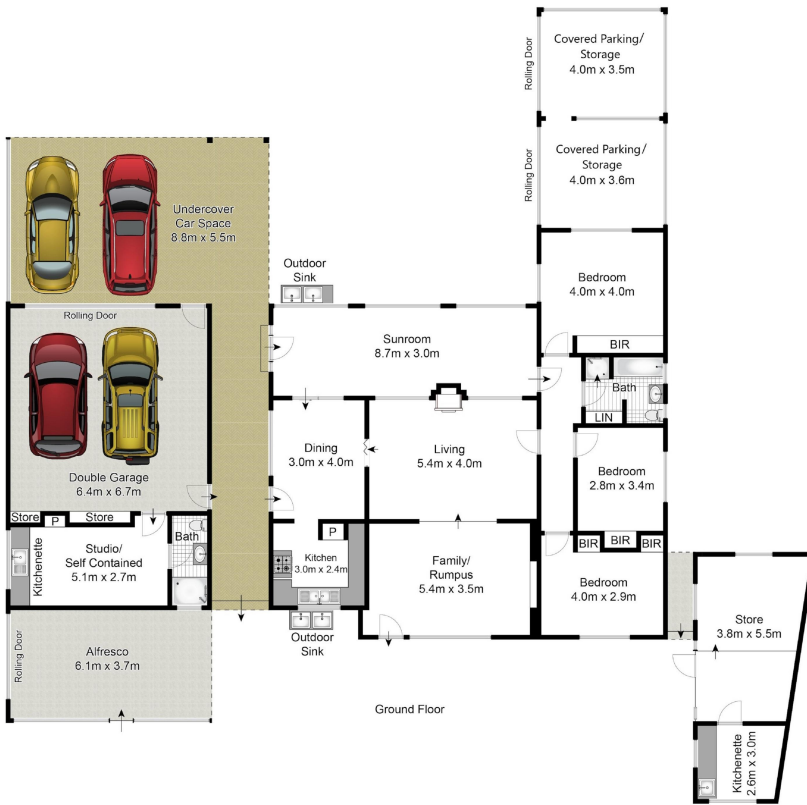
**Kylie Segedin 0417 744 317**  
Licensed Real Estate Agent | [ksegedin@ljhmv.com.au](mailto:ksegedin@ljhmv.com.au)  
**Melissa Pease 0414 673 273**  
Sales Associate | [mpease@ljhmv.com.au](mailto:mpease@ljhmv.com.au)

**LJ Hooker Mona Vale (02) 9979 8000**  
3/18 Bungan Street, MONA VALE NSW 2103  
[monavale.ljhooker.com.au](http://monavale.ljhooker.com.au) | [monavale@ljhmv.com.au](mailto:monavale@ljhmv.com.au)



**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.

**LJ Hooker Mona Vale**  
**(02) 9979 8000**



Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**439 Condamine Street, Allambie Heights**

**LJ Hooker**

**LJ Hooker**

**LJ Hooker Mona Vale**  
**(02) 9979 8000**

**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.