

36 Lyly Road ALLAMBIE HEIGHTS, NSW



### Amazing views and an elevated treetop aspect

Perched above lush escarpment gardens in a secluded cul-de-sac, this solid single level home occupies a tranquil garden setting with dramatic district views from every angle and includes bonus DA approval for a third bedroom to maximise the unique space.

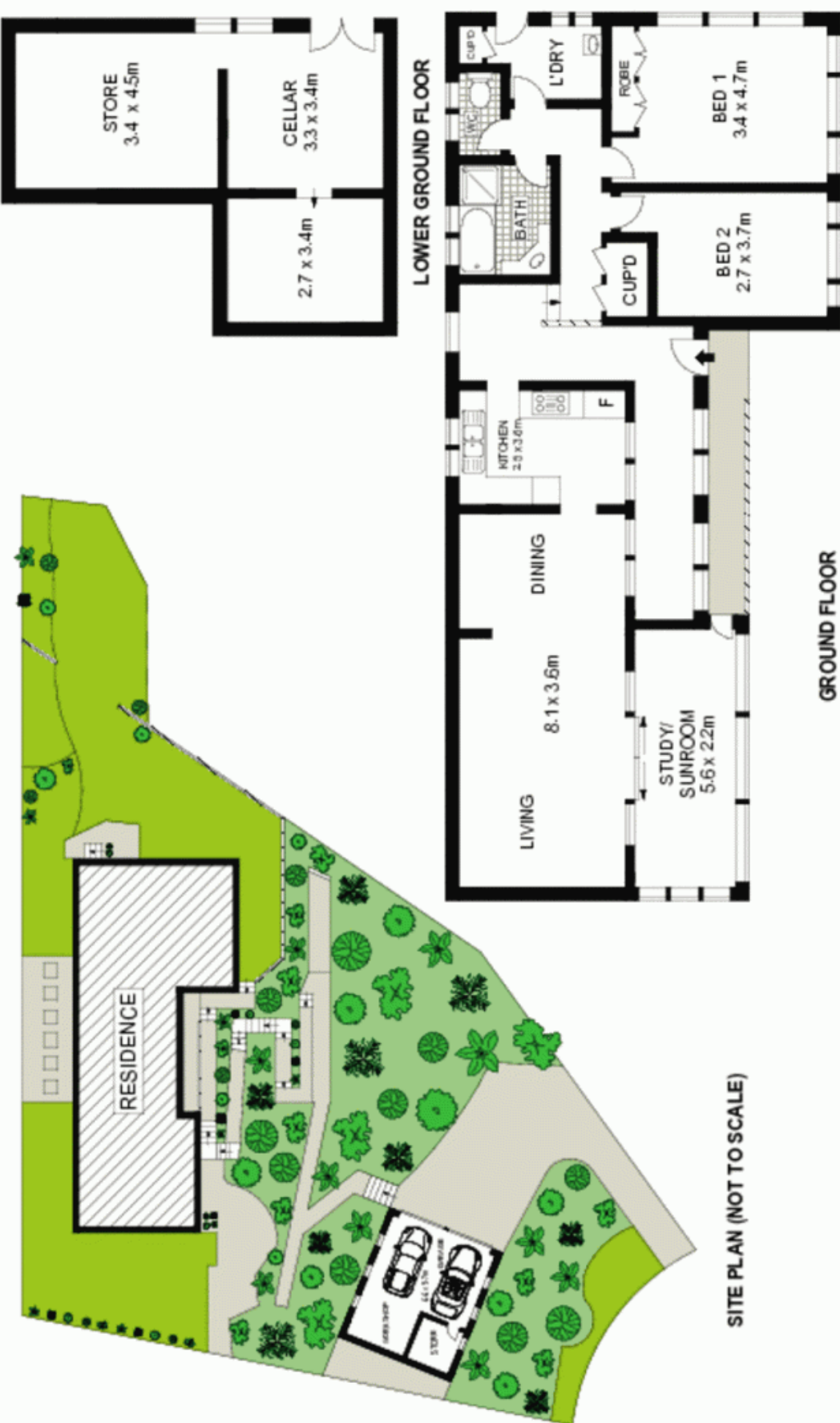
- North-to-south vista includes the glittering ocean horizon
- Air conditioned living/dining extends to enclosed verandah
- Front open air terrace, level grassed garden/viewing areas
- Near new gas kitchen features stainless steel appliances
- Split full bathroom, separate laundry with outdoor access
- Both bedrooms have views, main also includes built-in robes
- Automatic double lock-up garage with reverse/turning area
- Generous underhouse space, secure storage room in garage
- Close to Warringah Mall shopping, buses, parks and schools
- Short drive to choice of family beaches, minutes into Manly

Price:

Price guide over \$685,000

**Stone Manly**

02 8962 2200



SITE PLAN (NOT TO SCALE)



Scale in meters. Indistinctive only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

36 Lyly Road, Allambie Heights

**McGrath**