



3 Cootamundra Drive ALLAMBIE HEIGHTS, NSW



### The ultimate family retreat in a bushland setting

Set against breathtaking vistas over a tranquil green valley, this pristine contemporary residence is simply without parallel. Placed on 835sqm of near level grounds adjoining bushland reserve, it boasts spectacular entertaining spaces both inside and out.

Widely recognised as the suburb's most highly prized street  
Sweeping open plan layout and superbly appointed throughout  
Enormous north facing living area with defined dining space  
Lounge area opens to an expansive covered entertainers' deck  
Sparkling solar heated pool, private expanses of level lawn  
Private front garden and patio drenched in northern sun  
New CaesarStone kitchen with top quality Smeg appliances  
Ample double bedrooms with built-ins, master with ensuite  
Home office with separate entry, Brazilian Teak flooring  
Double lock-up garage, stroll to school, shops, bush trails

**Stone Manly**

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