



31 Madison Way ALLAMBIE HEIGHTS, NSW

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### A sleek, stylish and spacious family entertainer

Only five years old, this impressive family residence adjoins tranquil bushland reserve in an exclusive residential community. Bright, ultra- modern and spacious, it is placed on private near level lawns and patios awash with brilliant northerly sunlight.

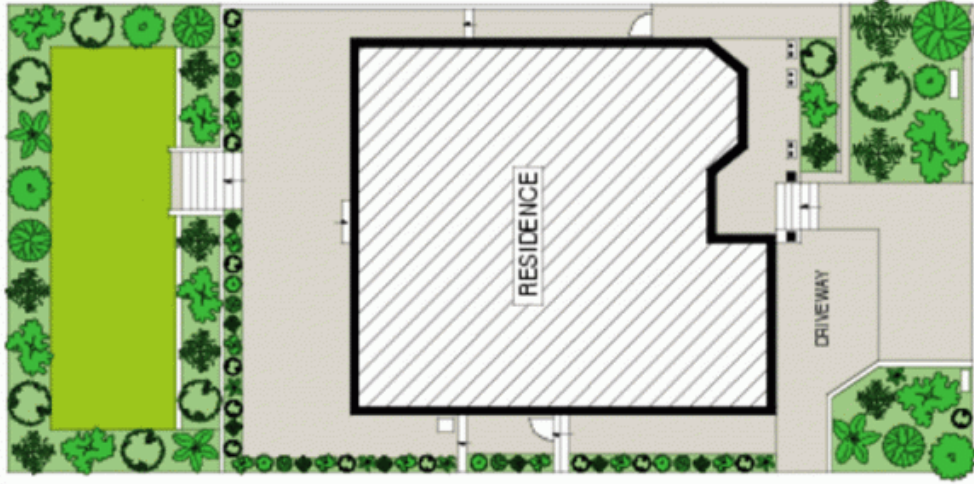
- Spacious formal lounge and dining with sleek tiled flooring
- Combined family and casual dining spills to a sunlit patio
- Vast upstairs family room with study alcove opens to balcony
- Modern open plan kitchen, granite benches and breakfast bar
- King sized bedrooms with built-ins, master with ensuite
- Three modern bathrooms in total with a luxury corner spa
- Vast stretch of private, near level sunlit gardens and patios
- Full brick construction, ducted air conditioning, alarm
- Short stroll from schools, city buses, pool and shops
- Automatic double lock-up garage with internal access

**Price:**

Price guide over \$895,000

**Stone Manly**

02 8962 2200



SITE PLAN (NOT TO SCALE)

Scale in metres, indicative 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.



ENTRY LEVEL



UPPER LEVEL



**McGrath**

31 Madison Way, Alambie Heights