



5 Wyarama Street ALLAMBIE HEIGHTS, NSW

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### A sleek family retreat in a private leafy setting

A clever split level design with soaring ceilings and the extensive use of glass is complemented by sleek contemporary finishes to provide a bright, private and tranquil haven that embraces effortless family living and entertaining.

- Set on 556sqm of private landscaped child-friendly gardens
- Ideally located moments from shops, buses and local schools
- Metres to the tranquil Garoka Park and children's playground
- Living and dining area warmed by a cosy electric fireplace
- Sunken family room overlooks and opens to the rear gardens
- Modern kitchen, electric induction cooktop and dishwasher
- Ample double bedrooms, sleek bathroom with separate toilet
- Covered entertainers' patio, level lawns, native gardens
- Timber flooring, ducted air conditioning, plenty of storage
- Double carport with a handy adjoining lock-up storeroom

Price:

Price guide over \$795,000

**Stone Manly**

02 8962 2200



GROUND FLOOR



UPPER GROUND FLOOR



SITE PLAN (NOT TO SCALE)



INT : 116m<sup>2</sup>  
EXT : 399m<sup>2</sup>



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.

**McGrath**

5 Wyarama Street, Allambie Heights