



Location Shot

9 Nyrang Road ALLAMBIE HEIGHTS, NSW

4 2 2

### Idyllic family haven on large north facing block

A discreet facade belies the character and beauty of this home and its spectacular northern sunny rear aspect. With a large entertaining deck that leads to 696sqm of park-like gardens it is a perfect haven for a growing family. Footsteps from Manly Dam and minutes to amenities.

- Single level residence on a near level 696sqm holding
- Designer kitchen and stainless steel Smeg appliances, gas fittings
- Sweeping open plan living space with defined dining area
- Effortless flow to an expansive entertainers' deck
- Expansive private level rear lawn, sunlit northerly terrace
- Spacious master bedroom, three bedrooms feature built-ins
- Recently renovated bathrooms with modern fixtures and fittings
- Timber floors throughout, utility room and excellent storage
- Covered parking for two cars with additional driveway space
- Minutes to Warringah Mall, Manly and northern beaches

Price: Price guide over \$980,000

Stone Manly

02 8962 2200



SITE PLAN (NOT TO SCALE)



ENTRY LEVEL

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.

9 Nyron Road, Allambie Heights

McGrath