



4/55 Kentwell Road Allambie Heights, NSW



### Immaculate and private over-55s townhome

Peaceful surrounds, stylish modern interiors plus a generous private garden and outdoor entertaining area make this light and spacious townhome an enticing prospect for the over 55s. Quietly tucked away to the rear of a boutique complex of just four, this lovely home offers easy, low maintenance living in a sought-after and well-connected Beaches location.

**Price:** Contact Agent  
**Council Rates:** \$358.80 p/q  
**Water Rates:** \$144.11 p/q  
**Strata Rates:** \$863.00 p/q



**Louise Ashdown**

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**Chris Elliott**

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Internal Living: 138 sqm approx  
 External Living: 114 sqm approx  
 Total Living Area: 252 sqm approx

The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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FIRST FLOOR

GROUND FLOOR



Internal Living: 138 sqm approx  
 External Living: 114 sqm approx  
 Total Living Area: 252 sqm approx

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