



22 Bate Avenue Allambie Heights, NSW



### Surprisingly spacious hidden gem

Quietly tucked away at the end of a cul de sac in a sunny and leafy setting, this light and spacious family home offers well-proportioned rooms and expansive outdoor entertaining on a near-level 679sqm approx parcel of land. With its family-friendly setting, peaceful bushland surrounds and close proximity to amenities and attractions, this appealing home has plenty to offer.

**Price:** SOLD  
**Council Rates:** \$423.00 p/q  
**Water Rates:** \$178.00 p/q



**Chris Elliott**

0410 416 066



**Chris Lewis**

0431 179 861



Internal Living: 212 sqm approx  
External Living: 98 sqm approx  
Total Living Area: 310 sqm approx

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

22 Bate Avenue, Allambie Heights



STONE



The site plan and floor plan are not to scale, measurements are indicative and in metres. Boxes and lines 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.

22 Bate Avenue, Allambie Heights

STONE