



11 Goondari Road Allambie Heights, NSW 4  1  2

### Charming family cottage packed with potential

Nestled in a peaceful leafy pocket of one of the Northern Beaches' most sought-after suburbs, this much-loved abode has been home to one family for 26 years. With a spacious and versatile floorplan, generous-sized bedrooms and a sunny entertaining deck as well as private level backyard, this charming home offers an ideal entry level opportunity in a super-convenient, family-friendly location.

**Price:** \$2,020,000  
**Council Rates:** \$451.00 p/q  
**Water Rates:** \$212.00 p/q



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11 Goondari Rd  
Allambie Heights

STONE



Internal Living: 177 sqm  
External Living: 34 sqm  
Total Living Area: 211 sqm



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.



Site Plan



Internal Living: 177 sqm  
External Living: 34 sqm  
Total Living Area: 211 sqm



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.