

5/46 Kentwell Road Allambie Heights, NSW



## Oversized apartment with large north-facing courtyard

Quietly tucked to the rear of this security building, this oversized one-bedder offers a surprising amount of space, with a generous north-facing courtyard contributing to the home's feeling of light and space. Positioned in a super-convenient location with shops, cafes and buses at the doorstep, and minutes to Warringah Mall and B-line buses, this fantastic apartment presents an outstanding first home or investment opportunity.

- Spacious Caesarstone kitchen with gas cooktop and dishwasher
- Modern bathroom with separate bath and shower
- Internal Euro-style laundry plus concealed built-in study nook
- Generous north-facing courtyard with rear gate access to street
- Air-conditioned open plan dining adjoining kitchen and living extending out to courtyard
- Undercover security parking with storage space
- Security building with lift

**Council Rates:** \$366.00 p/q

**Strata Rates:** \$1,209.00 p/q



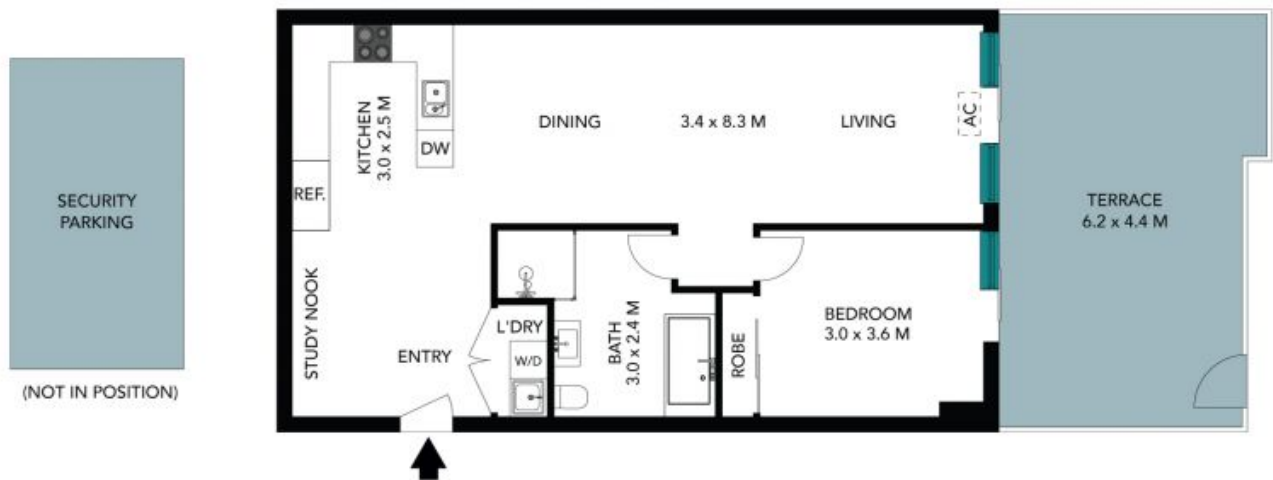
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Internal Living: 79 sqm  
External Living: 28 sqm  
Total Living Area: 107 sqm



This floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. 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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