STONE

17 Southern Cross Way Allambie Heights, NSW

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Endless Potential and Australia's Best Backyard

Offering endless potential and an incredible opportunity for buyers seeking a renovation or rebuild project in this tightly-held pocket, this spacious family home set on a 619sqm block is sure to excite. Flowing across one easy-living level with a floorplan that offers flexible usage or a generous footprint for a reconfigured layout, the home opens onto a family-friendly level backyard that adjoins Manly Dam bushland reserve to create an extended playground that is every kid's dream.

- Wide balcony accessed through lounge and master bedroom, with ocean views
- Generous modern kitchen with breakfast bar and adjoining dining
- Freshly painted throughout, polished timber floorboards + low-maintenance tiles
- Bright and spacious lounge opening out onto balcony with ocean views
- Large family/living room opening out onto backyard
- Master bedroom with modern shower ensuite and walk-in robe
- Two additional good-sized bedrooms plus extra-large bedroom next to living room
- Versatile 5th bedroom/study or home office with built-in storage
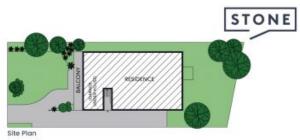
Price: Auction | Guide $2,200,000
Council Rates: $548.00 p/q
Water Rates: $311.00 p/q

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Allambie Heights

STONE

BALCONY
GARAGE/ UNDER HOUSE
RESIDENCE

Site Plan

Lower Ground Floor

INTERNAL STAIRWELL
2.7 x 1.6 M

RUMPUS
5.7 x 5.5 M

GARAGE
5.5 x 5.4 M

Ground Floor

BALCONY

ENSUITE
1.9 x 2.1 M

WIR
2.0 x 1.5 M

2.5 x 1.6 M

2.5 x 1.9 M

KITCHEN
2.5 x 4.5 M

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LAUNDRY
1.7 x 1.8 M

WC

HW

STORAGE
1.6 x 3.3 M

MASTER BEDROOM
3.7 x 3.7 M

STORAGE

DINING
2.7 x 3.5 M

C REF.

BATH
1.9 x 2.5 M

LIVING
5.4 x 5.5 M

ENTRY
3.9 x 2.3 M

STORAGE
1.6 x 3.4 M

STORE L STORE

LOUNGE
5.2 x 3.7 M

BEDROOM 3
4.0 x 4.0 M

BEDROOM 5/
STUDY
2.5 x 2.8 M

BEDROOM 4
2.5 x 3.5 M

BEDROOM 2
3.7 x 5.5 M

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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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Lower Ground Floor

Ground Floor

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