



21 Lyly Road Allambie Heights, NSW

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### Treehouse-style appeal in sought-after Beaches pocket

With a gorgeous outlook into a lush leafy canopy creating a wonderful sense of peace and privacy, this charming home feels a million miles away from its ultra-convenient setting close to transport, shopping, buses, beaches and entertainment. This is a fantastic opportunity for first home buyers, young and extended families ? or anyone looking to gain a foothold into this sought-after area - with potential to add value as well as separate self-contained accommodation adding an extra level of versatility and opportunity.

- Open-plan kitchen, living and dining with wall-to-wall glass framing private, leafy outlook
- Entry via timber deck; gated driveway and single carport plus huge rear garden
- Covered entertaining timber deck extending out from living/dining
- Three double-sized bedrooms, two with built-in robes
- Renovated bathroom with oversized rainfall shower and separate WC
- Neat and tidy kitchen with island breakfast bar; internal laundry

**Price:** Auction | Contact Agent

**Council Rates:** \$548.00 p/q

**Water Rates:** \$389.00 p/q



**Todd Baker**

0407 795 090



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0407 795 090





Site Plan



Lower Level



Upper Level

Internal Living: 176 sqm  
External Living: 71 sqm  
Total Living Area: 247 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.

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Allambie Heights



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