



Adjacent reserve



22 Derna Crescent Allambie Heights, NSW

4 2 1

### North-facing family home in spectacular bushland setting

Quietly tucked away in a beautiful bushland setting on the fringe of Allenby Park Reserve, this spacious family-home offers a serene retreat families of all ages and stages will adore. Versatile and practical, the floorplan offers spacious living and accommodation with outdoor entertaining areas enjoying tranquil leafy outlooks. The backyard extends directly out onto the reserve, creating an incredible playground that is paradise for kids, as well as offering direct access onto Allenby Park mountain biking trail as well as bushwalks.

**Price:** Auction | Contact Agent  
**Council Rates:** \$455.00 p/q  
**Water Rates:** \$251.00 p/q



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22 Derna Crescent  
Allambie Heights



Internal Living: 164 sqm  
External Living: 42 sqm  
Total Living Area: 206 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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Level One



Ground Level/Teenage Retreat



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External Living: 42 sqm  
Total Living Area: 206 sqm



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