



**23 Canea Crescent ALLAMBIE HEIGHTS NSW**

3 1 1

SOLD!! This classic Timber home presents a superb opportunity for enhancement or development. Located in one of the area's better streets - quiet and family friendly, yet still close to amenities.

- High ceilings and polished Brushbox timber floors throughout
- Open plan lounge, dining and study nook
- Gas Kitchen overlooking rear garden
- Three good size bedrooms, two with built-ins
- Large Sunny deck with 4.3x2.3m Swim Spa
- Level lawn area, pergola plus lock up garage
- Great for a young family - be quick here

**Land Size** : 601 sqm  
**View** : <https://www.skylinerealestate.com.au/sale/nsw/northern-beaches/allambie-heights/residential/house/5823836>



**Stuart Bath**  
02 9452 3444



TOTAL APPROX. FLOOR AREA 136.7 SQ.M. (1471 SQ.FT.)  
Measurements are approximate. Not to Scale. For illustrative purposes only.