

**6 Derna Crescent Allambie Heights NSW**

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This is a very rare opportunity to purchase a larger family home in a quality location, backing bush reserve with stunning views from all rooms. Wake up to the birds singing and filtered sunlight streaming throughout your new home.

Offering a flexible floor plan with multiple living areas, this home is ideally suited for a larger family or easily set up as a home + self-contained accommodation.

All four bedrooms plus study are a generous size with built-in robes; the main has an ensuite and walk-in robe plus its own balcony.

The spacious open living room flows onto a huge decking area and takes in the impressive pool and rear yard - this is a children's haven

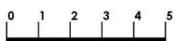
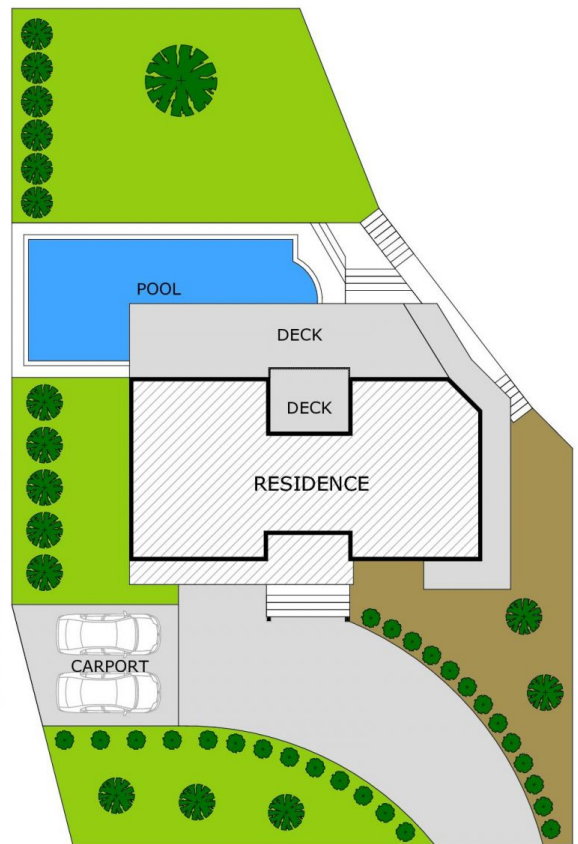
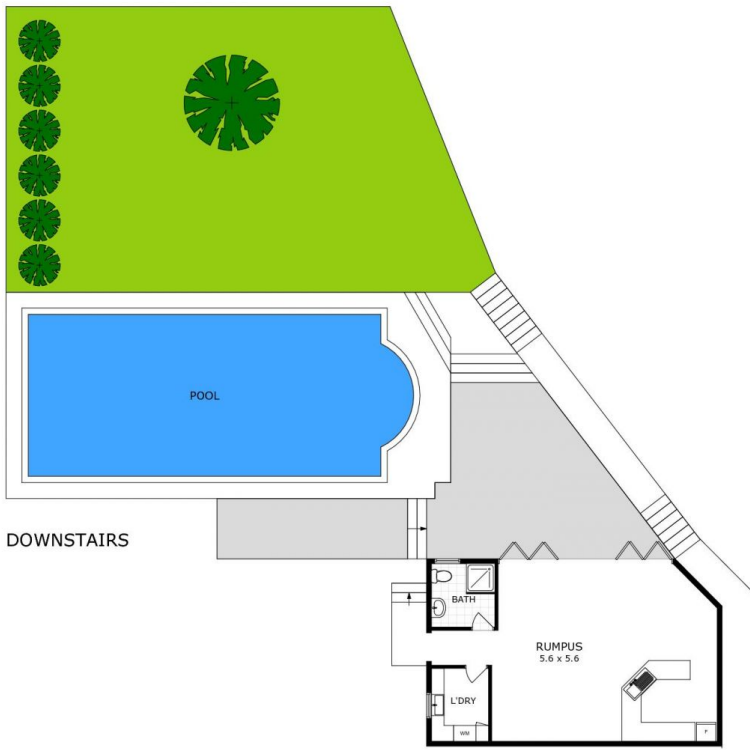
The kitchen is a generous size with breakfast bar and open to the living room, deck area and views.

The lower level has both an internal and external entrance and consists of a huge rumpus room, bathroom and

**Price** : \$ 1,300,000  
**Land Size** : 696 sqm  
**View** : <https://www.skylinerealestate.com.au/sale/nsw/northern-beaches/allambie-heights/residential/house/5824005>



**Stuart Bath**  
02 9452 3444



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Downstair	- 54 m <sup>2</sup>
Ground level	- 122 m <sup>2</sup>
Upstair	- 102 m <sup>2</sup>
Deck	- 38 m <sup>2</sup>



# 6 Derna Crescent, Allambie Heights