



**63 Allambie Road Allambie Heights NSW**

2 1 1

This is the first time this original home has been offered for sale. Positioned on a massive block of land of approx. 1,113sqm with endless possibilities.

Excellent opportunity to renovate, knock down and build your dream home or build a Granny Flat in the back yard. (STCA)

Easy access to shops, buses, beaches, golf course, schools, Warringah Mall and much more.

The current home has two large bedrooms, spacious open lounge & dining, large eat-in kitchen, full bathroom plus 2nd wc.

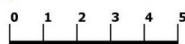
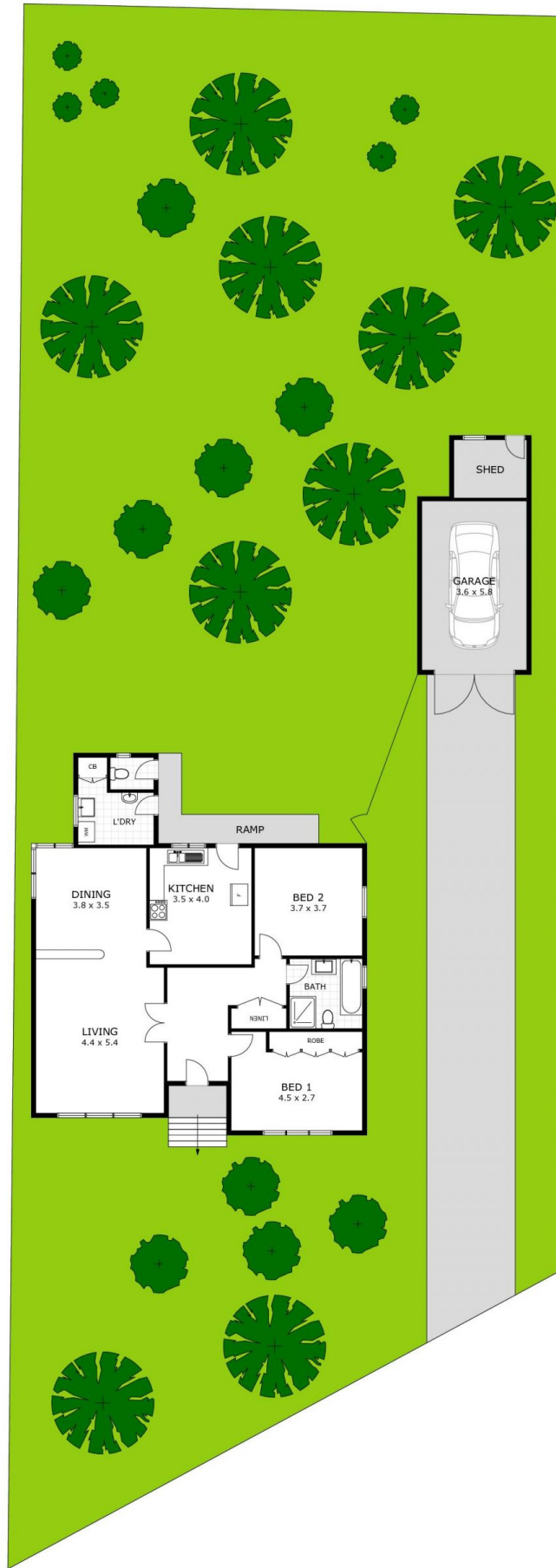
This represents land value only, but what a piece of land to own.

Excellent investment for the future

**Price** : \$ 1,060,000  
**Land Size** : 1113 sqm  
**View** : <https://www.skylinerealestate.com.au/sale/nsw/northern-beaches/allambie-heights/residential/house/5824037>



**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.

Residence	- 118 m <sup>2</sup>
Garage	- 21 m <sup>2</sup>
Shed	- 5 m <sup>2</sup>



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