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Property Summary

1 Tamworth Place Allambie Heights

Total size incl internal	Land size: 620 sqm. Internal area:
Age of building	Built in 1970
Any major works	Renovated kitchen; 26 solar panels and Tesla Powerwall; roof cleaned, painted and repointed; new fascias and eaves, painted; gutters replaced; Merbau fencing and sandstone features; pool heating; recent painting and landscaping.
Construction type	Two-storey, double-brick freestanding house with timber-shingle upper cladding and tiled roof.
Property's aspect	Sunny corner position at the beginning of a quiet cul-de-sac.
Renovated year	Kitchen renovated in December 2021; laundry renovated in 2022; various other renovations and improvements completed between 2021 and 2026.
Water rates	Approximately $290 per quarter, subject to water usage.
Council rates	$704.75 per quarter.
Rental estimate	$1,400-$1,500 per week approx.
Air conditioning	Ducted air conditioning upstairs and split-system air conditioning in the lounge room.
Gas or electricity	Gas connected to the property, including a gas kitchen cooktop. Electricity supported by 26 solar panels and a Tesla Powerwall.
Hot water service located	Gas instantaneous hot-water system located on the side of the house.
Foxtel, ADSL, NBN?	NBN connected.
Security alarm system	Exterior security cameras and front gate camera intercom. No separate alarm system.
Pet friendly	Yes - fully fenced yard with secure remote-control timber driveway gate.
Storage	Built-in wardrobes, butler's pantry with stone benchtop and laundry cabinetry with stone benchtop, plus storage within the double garage.
Parking situation	Double lock-up garage with internal access and automatic timber door, plus secure gated driveway/off-street parking.

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Location	• Peaceful, family-friendly hilltop suburb • Bordered by Manly Dam Reserve to the south and Garigal National Park to the west • Nearby bush walks, mountain bike trails and water sports • Manly Dam outlook and access • Approximately 250 m to Allambie Heights Public School • Five-minute walk to Allambie village shops • Convenient bus links towards Chatswood and the Sydney CBD

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Features

Kitchen and interiors

- Large stone island bench and stone benchtops
- Smeg self-cleaning oven, other Smeg appliances and wine fridge
- Floorboards throughout the kitchen and dining area
  - Black slate stone and timber floors, with carpet in the bedrooms
- White plantation shutters
- Brass door handles throughout
- White interior walls and window frames throughout
- Solar-powered skylights in both upstairs bathrooms

Pool

- Magnesium mineral-water pool
- Pool heater
- Solar pool cover

Existing features

- Five bedrooms, all with remote-control ceiling fans
- Three bathrooms
- Large lounge room with original exposed beams, high ceilings and workable combustion fireplace
- Large windows providing abundant natural light
- Second living area opening onto the entertaining deck
- Tropical front and back garden

Location and lifestyle

- Village amenities include IGA, restaurants, cafes, bakery, post office and newsagency, beauty services and BP
- Approximately 500 metres to Allambie Oval and tennis courts, and 2 kilometres to Warringah Aquatic Centre; oval facilities include cricket nets and a basketball/futsal half-court
- Convenient to The Forest High School, St Kieran's and St Augustine's
- Approximately 5 kilometres to Freshwater Beach
- Approximately 6 kilometres to Manly Beach and Manly Wharf

Overall family appeal

With five bedrooms, three bathrooms, a pool, double garage, nearby school and village, and a Manly Dam outlook, 1 Tamworth Place embodies Allambie's meaning as an Aboriginal word for "peaceful place".

Disclaimer*
The above information has been provided to the best of our knowledge by third parties and is provided as a guide only. Upstate has the right to disclaim any liability with the connection of the use of this information and purchasers must make their own enquiries on property information.

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