

# 34 Derna Cres, Allambie Heights, NSW, 2100

## House For Sale

Wednesday, 30 October 2024

CLARKE  
& HUMEL

34 Derna Cres, Allambie Heights, NSW, 2100

**Bedrooms: 3**

**Bathrooms: 3**

**Type: House**



Casey Faets  
0299773300



Alex Skipper  
0299773300

## Luxe bushland sanctuary

Wrapped in a pared-back palette of relaxed coastal luxury with leafy bushland outlooks at every turn, this enchanting family residence provides a haven of modern versatility, Zen-like tranquillity and total privacy. Focused bright open living and dining spaces adjoining a sleek island kitchen and boasting a separate lower floor multipurpose retreat with a gym, sauna and wine cellar, it opens to two magnificent alfresco entertaining areas, fully enclosed near-level rear lawns and exquisitely landscaped tropical gardens. Bordered by native bushland on two sides with only one neighbour, it is footsteps to bush trails and within a 10 minute stroll of Allambie Heights Village and Primary School.

- \* The ultimate next-to-nature hideaway enveloped by bushland and exquisitely landscaped tropical gardens
- \* Newly painted brick façade with a tiled portico makes way to a wide entrance hall with a library
- \* Generous light-filled living space with air conditioning and a large separate dining room by the kitchen
- \* Easy flow to a sunny elevated entertainers' terrace with glass balustrades and sublime bushland vistas
- \* Sleek CaesarStone kitchen with a four-seat island bench, ceramic cooktop and stainless steel dishwasher
- \* Large bedrooms, the main has built-ins and ensuite, sumptuous contemporary bathrooms, full main with heated towel rail
- \* Engineered timber flooring on both levels, plantation shutters plus LED down lighting and recessed strip lighting
- \* Separate multipurpose retreat with media and gym areas, infra-red sauna, bathroom and a glass-fronted wine cellar
- \* The retreat opens via glass bi-folds to an enormous covered, Travertine-paved entertainers terrace and the rear lawn
- \* Set on 695sqm, the front gardens include a boardwalk, sandstone path, natural rock features, palms, ferns and bromeliads
- \* Footsteps to bush trails and an amazing kid's play created into a clearing, stroll to a waterfall and Warringah Mall
- \* Five minute wander to city buses, moments to the new Forest High School and a selection of beaches
- \* A private road skirts the rear of the property and offers easy access to the garden and off-street parking for two cars (not on title)

Council: \$2,026pa approx

Water: \$691pa approx