



**35 Lyly Road Allambie Heights NSW**

4  3  3 

Designed to best capture 180 degree views over the district to the ocean, this pristine home offers immaculate interiors bathed in light and generously appointed family zones. A traditional layout offering superb flow, this spacious sanctuary delivers a sleek gas kitchen, four bedrooms, three modern bathrooms, ducted air plus triple car garaging with loads of storage.

**Features:**

- \_Sweeping district and ocean views from main living and bedrooms
- \_Three storey home with double brick foundation on approx 740 sqm
- \_Generous living and dining areas plus upper level rumpus
- \_Sleek granite kitchen with industrial gas cooking and oversized pantry area
- \_Master bedroom with modern ensuite, full length built-ins

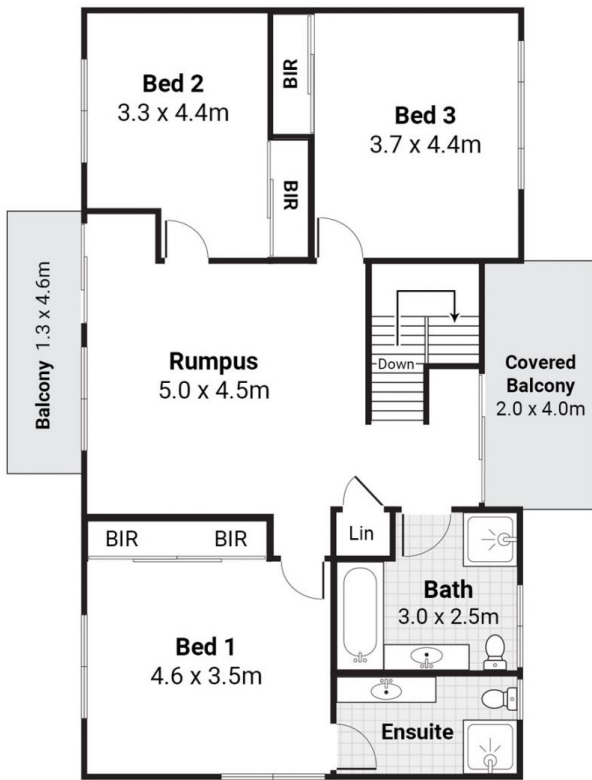
**Price** : For Sale Guide: \$2,250,000  
**Land Size** : 740 sqm  
**View** : <https://www.jdhrealestate.com.au/sale/nsw/northern-beaches/allambie-heights/residential/house/7212500>



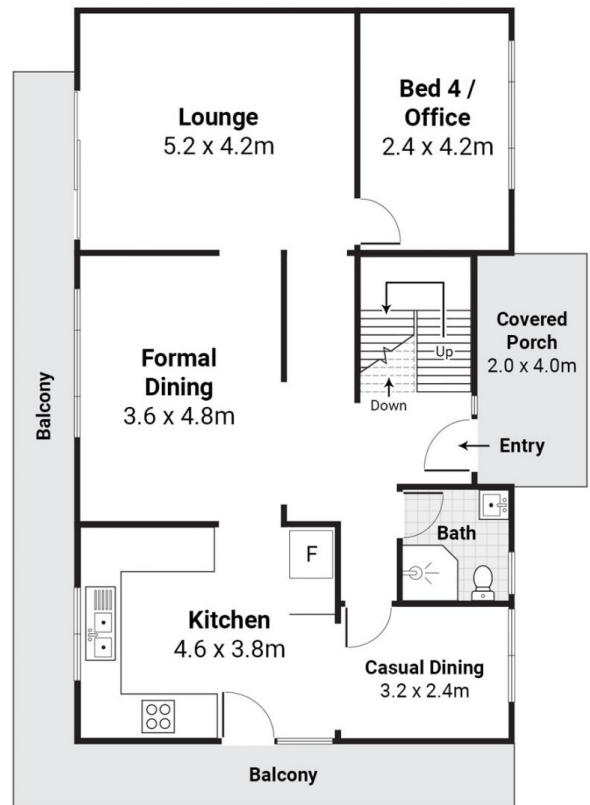
**Darren Leach**  
9451 5224



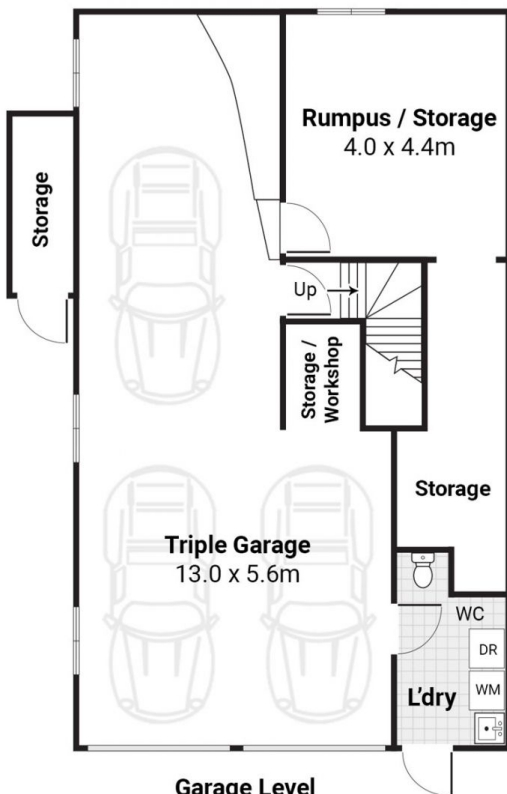
**Sharon Andrew**  
9451 5224



First Floor



Ground Floor



Garage Level



Site Plan



# 35 Lyly Rd, Allambie Heights

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquires.