



6 Aubreen Street Collaroy Plateau, NSW

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Deceased Estate - Will Be Sold | Fashion your dream home (STCA) on a prime block

Move straight in and refresh or renovate (STCA) this tidy single-level residence and further capitalise on a fabulous near-level 411sqm parcel of land in a premier address. An ideal starter home with future scope to go up (STCA) and reveal expansive views and possible ocean scenes, its idyllic family-friendly setting is only footsteps to local shops and eateries, a short stroll to parks and the primary school and within walking distance of village shops and Collaroy Beach.

- Generous L-shaped living and dining space is flooded with natural light
- Modern open plan CaesarStone kitchen with stainless steel dishwasher
- Spacious main bedroom with built-ins and two further double bedrooms
- Near original bathroom with shower and bath offers scope to upgrade
- Internal laundry with an additional w/c, high ceilings and timber flooring
- Covered rear entertainers' courtyard merges with level enclosed lawn
- 150m to Collaroy Plateau Public School, cafes, eateries and general store
- 250m to Plateau Park, 10 minute walk to village shops or Collaroy Beach

Price: \$2,180,000
Council Rates: \$542.92 p/q
Water Rates: \$172.79 p/q



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6 Aubreen Street
Collaroy Plateau

STONE



(NOT IN POSITION)



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Collaroy Plateau



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.