



56 Claudare Street Collaroy Plateau, NSW 6 4 2

### Exceptional lifestyle entertainer perfect for dual-family living

This picture-perfect family home ticks all the boxes! There really is more than meets the eye. Family entertaining is the focus here with great space for the extended family. Its North-Easterly aspect bathes the interiors with natural light throughout the day. This free-standing residence has been tightly held by the one family for over 31 years and is now offered to the market.

Located in a coveted pocket of Collaroy Plateau, set on a sunny near level block of land, the home presents exciting potential and boundless possibilities with its dual family set up over two levels, including multiple living/dining areas, full kitchen downstairs, wetbar upstairs and 3 bedrooms on each level.

- The spacious two-storey main residence provides several living and entertaining options on both levels
- Superb lounge/family areas, both formal and informal, create defined spaces

**Inspect:** Saturday, 19th October 2024 11:00 - 12:00

**Price:** Contact Agent  
**Council Rates:** \$627.00 p/q  
**Water Rates:** \$173.00 p/q



**Anthony Parker**  
0409 747 152



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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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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.