



## Collaroy Plateau, 72a Edgecliffe Boulevard

### Sunny & Modern Granny Flat

Located in a stunning cliff top location you'll love this freestanding garden flat at the rear of the block residence with allocated off street parking

#### The Property Features:

- Open plan living & dining area with air-con
- Polished floorboards in living/dining area
- Clean and tidy kitchen
- Main bedroom with built in wardrobe
- Second bedroom/study also with built in wardrobe (smaller single bedroom)
- Clean and tidy combined bathroom and laundry area
- Water included, electricity separate meter to be paid.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LEASED**

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#### For Lease

Please Call

#### View

[ljhooker.com.au/1N45GAX](http://ljhooker.com.au/1N45GAX)

#### Contact

##### Christian Ryals

0404 471 287

[christian.ryals@ljhooker.com.au](mailto:christian.ryals@ljhooker.com.au)

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**LJ Hooker Dee Why**  
**(02) 9971 2877**

- Off street parking for one car  
Sit back & relax on the sunny north facing patio in your own enclosed outdoor space. Close to schools and local shops with a bus stop right at your doorstep.

SORRY No pets!!!! This will suit a quiet and relaxed person who loves tranquillity.

Application and register for inspections only on [www.snug.com](http://www.snug.com)

## More About this Property

<b>Property ID</b>	1N45GAX
<b>Property Type</b>	Apartment
<b>Including</b>	Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport

### Christian Ryals 0404 471 287

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