



10 Collaroy Street, Collaroy

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Upper and Lower Residence & Separately Metered.

Wake to the sound of the Ocean and step outside to a lifestyle most only dream about. This generous seven-bedroom residence at 10 Collaroy Street places you in the heart of one of the Northern Beaches' most coveted coastal villages, and just 180 metres to the sand.

This versatile home is ideally suited to possible dual occupancy, multi-generational living, or an income strategy. Separately metered gas and electricity.

Council has indicated off-street parking may be feasible (STCA), subject to a development application, engineered plans and associated works at the owner's cost.

Upper Residence

- Four generous bedrooms, main with built-ins and a private ensuite bathroom
- Open plan living and dining flowing to a well-appointed gas kitchen
- Travertine tiled main bathroom
- Warm spotted gum flooring throughout
- Entertaining deck capturing glimpses towards Collaroy Beach
- Rental estimate for the Upper level is \$1,100.00 pw (approx.)

FOR SALE

Expressions of Interest

VIEW

Wed 17th Jun @ 12:00PM - 12:30PM

AGENTS

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AGENCY

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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.



Lower Residence

- Three bedrooms set over rich blackbutt floors
- Gas kitchen and dining area opening to spacious living area
- Limestone tiled bathroom
- Private entry and seamless connection to the spotted gum entertaining deck
- Two large storage sheds
- Rental estimate for the Lower level is \$950.00 pw (approx.)

Total Rental Return Approx \$2,050.00 pw

Lifestyle and Position

- Tightly held Collaroy pocket
- Stroll to Collaroy Village, Cinema, shops, cafes, ocean pool, beach and the Long Reef Headland coastal walk
- B-Line express bus to the CBD is within 200 metres

Properties in this position, and with this level of flexibility rarely come to market. Whether you are securing a forever family home, accommodating extended family with independence and privacy, or unlocking a dual-income opportunity (STCA) on the doorstep of one of Sydney's finest beaches, this is an opportunity to act on.

Disclaimer: All information contained herewith, including but not limited to the general property description, price and address, is provided to LJ Hooker Narrabeen by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon, and you should make your own enquiries and seek advice in respect of this property or any property on this website.

MORE DETAILS

Property ID	22ZEGRG
Property Type	House
Land Area	329 m2
Including	Ensuite Balcony Deck Outdoor Entertaining Floorboards Built-in-Robes

Grant Matterson 0438 261 600

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