



1140 Pittwater Road, Collaroy

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## Absolute Beachfront Single Level Home

Upon entering this fully renovated property, you'll certainly feel as though you have found paradise where Every day is like a holiday !!!

- Spacious and flexible lounge/dining room with high ceilings, new timber flooring and a gas fireplace
- The Ocean View room with its vaulted ceilings and North Narrabeen Headland to Long Reef Headland views must be seen to be appreciated !!
- Level beachfront lawn leading to stairs to the sand built in to the revetment style sea wall
- North facing kitchen complete with Caesarstone tops, breakfast bar, gas cooktop and pantry cupboard
- Zoned reverse cycle air-conditioning, commercial grade triple sliding glass doors & windows throughout
- All bedrooms have near new carpet
- Main bedroom with ensuite, plus his and hers built-in wardrobes
- Both bathrooms have rainwater shower heads, heated towel rails as well as abundant storage
- There are two more bedrooms, one having a built-in wardrobe
- The home office has abundant natural light and is adjacent to the front door
- Well sized laundry room with a 3rd toilet

**FOR SALE**  
SOLD for \$5,100,000

### 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.

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- There's an outdoor hot and cold beach shower, roof solar panels, intercom system and an alarm system
- Great parking including a single LUG with auto door plus a double carport with rolling gate.

This one-off home is merely a 450 metre level walk to the B-Line bus stop, IGA supermarket, Collaroy Beach Club & The Collaroy, cafe's & restaurants, plus a little further to the ocean pool.

Quarterly Outgoings (approximately)

Council - \$791.32

Water - \$172.83 + usage

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	22UHGRG
Property Type	House
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Alarm Intercom Fire Place Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Remote Garage Solar Panels ABSOLUTE BEACHFRONT

### Geoff Amaral 0419 251 851

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