






## Collaroy, 15 Suffolk Avenue

### Classic North Facing Home with Ocean Views

4 	3 	4 
---	---	---

This Circa 1950's three storey home is perfectly positioned within one of Collaroy's Premiere tightly held and highly sought after Blue Ribbon streets. Renovate or rebuild - the choice is yours !!

- The various views and cameo views include the ocean, Narrabeen Beach, Long Reef golf course and the city skyline.
- Extensive lounge/dining room with open fireplace and gas points
- North facing sunroom with a wall of glass
- There's a large kitchen with stainless steel appliances and adjacent meals area
- The home is full brick with high ceilings throughout
- Upstairs is the wide and lengthy North facing balcony taking in the ocean views
- The master bedroom with huge wardrobes and an ensuite, accesses the balcony as does the second bedroom
- Bedrooms 3 and 4 are also spacious with abundant natural light
- The bathroom on this level has a separate toilet

**For Sale**  
SOLD !!

---

**View**  
[ljhooker.com.au/20W1GRG](http://ljhooker.com.au/20W1GRG)

**Contact**  
**Geoff Amaral**  
0419 251 851  
gamaral@ljhnarrabeen.com.au

**Grant Matterson**  
0438 261 600  
gmatterson@ljhnarrabeen.com.au



**LJ Hooker Narrabeen**  
**(02) 9913 3300**

**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.



- Downstairs there is a third bathroom with adjacent laundry room and storage
  - There are level front and rear lawns as well as a covered rear patio area
  - Double garage with auto door plus a large storage area
- Located just a 10 minute walk to Long Reef Beach, bus stop and Long Reef Golf Course.

Quarterly Outgoings (approximately)

Council - \$734.68

Water - \$171.41 + 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 regarding this property or any property on this website.

## More About this Property

<b>Property ID</b>	20W1GRG
<b>Property Type</b>	House
<b>Land Area</b>	537 m <sup>2</sup>
<b>Including</b>	Ensuite Fire Place Balcony Dishwasher Outdoor Entertaining Workshop Built-in-Robes Remote Garage

**Geoff Amaral 0419 251 851**

Principal - Licensed Real Estate Agent | [gamaral@ljhnarrabeen.com.au](mailto:gamaral@ljhnarrabeen.com.au)

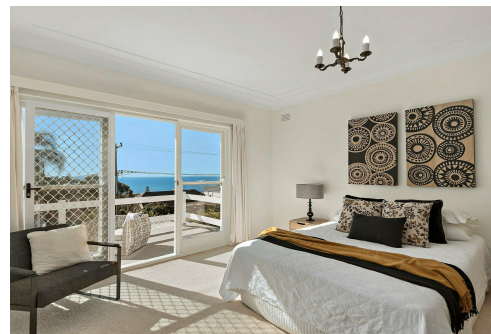
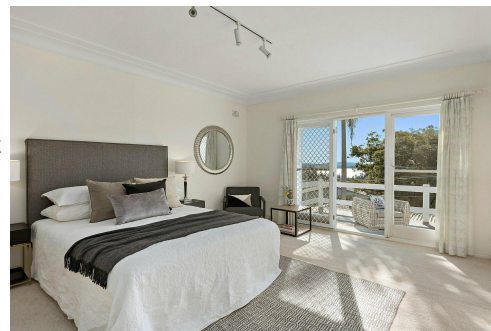
**Grant Matterson 0438 261 600**

Diploma of Real Estate, Licensed Real Estate Agent & Accredited Auctioneer | [gmatterson@ljhnarrabeen.com.au](mailto:gmatterson@ljhnarrabeen.com.au)

**LJ Hooker Narrabeen (02) 9913 3300**

1/1-7 Lagoon Street, NARRABEEN NSW 2101

[narrabeen.ljhooker.com.au](http://narrabeen.ljhooker.com.au) | [narrabeen@ljhnarrabeen.com.au](mailto:narrabeen@ljhnarrabeen.com.au)



**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.

**LJ Hooker Narrabeen  
(02) 9913 3300**