



6/11 The Avenue, Collaroy

Oversized North Facing Apartment

This first floor home has excellent proportions throughout and offers a short cut to the beach and all the best that Collaroy has to offer.

- Positioned in a Boutique building of only 10 apartments and a total area of 102sqm !!
- Huge North facing lounge/dining room with balcony access and heaps of natural light
- The kitchen has abundant bench & cupboard space, stainless steel appliances and a breakfast bar
- Well sized North facing bedroom with a walk-in wardrobe
- The bathroom is not an ensuite - great for guests
- North facing balcony with leafy outlook
- Separate laundry room with storage and a 250 litre hot water heater
- Security entry and car space plus a lockable storage cage

Direct access to Fielding Street, then a level walk to the B-Line bus stop, IGA Supermarket, Collaroy Beach Club, The Collaroy, restaurants & cafe's, Collaroy beach & ocean pool.

Quarterly Outgoings (approximately)

Council - \$461.35

Water - \$172.83 + Usage

1 1 1

FOR SALE
SOLD \$1,010,000

AGENTS

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

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

AGENCY

LJ Hooker Narrabeen
(02) 9913 3300

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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Strata - \$1,095.00

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MORE DETAILS

Property ID	22UFGRG
Property Type	Unit
House Size	102 m2
Including	Intercom
	Balcony
	Dishwasher
	Built-in-Robes
	Secure Parking
	Remote Garage

Geoff Amaral 0419 251 851

Principal - Licensed Real Estate Agent |
gamaral@ljhnarrabeen.com.au

Grant Matterson 0438 261 600

Diploma of Real Estate, Licensed Real Estate Agent & Accredited
Auctioneer | gmatterson@ljhnarrabeen.com.au

LJ Hooker Narrabeen (02) 9913 3300

1/1-7 Lagoon Street, NARRABEEN NSW 2101
narrabeen.ljhooker.com.au | narrabeen@ljhnarrabeen.com.au



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 **LJ Hooker**