

51 Hilma Street, Collaroy Plateau

Endless Potential on 929sqm with Spectacular Ocean and Long Reef Views

This one deserves your immediate attention. A single, free-standing home straddling two prime blocks to create a commanding coastal parcel with breathtaking, panoramic headland and ocean views. Imagine your luxury dream home, looking out over the waves, or the potential for a lucrative knockdown & rebuild to create two premium residences (S.T.C.A).

- Exceptional 929sqm landholding, comprising of two contiguous parcels (Lot 3 and 4 in DP 3300), creating a substantial coastal site with a relatively level footprint and enormous scope for profitable development
- Panoramic coastal views from the elevated position capture the breathtaking landscape of the Peninsula from North to South
- Perfect orientation for light-filled living and all-day alfresco entertaining with delightful cool sea breezes
- Existing double brick house is in original condition yet offering plenty of accommodation, with a family room and three bedrooms upstairs, two bedrooms and large living and dining on the main level, and a rumpus room, store room, and potential sixth bedroom below

5 3 2

FOR SALE
Endless Opportunities

VIEW
By Appointment

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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.

 **LJ Hooker**

- Large backyard with pool and level lawn, plenty of room for children and pets
- Excellent street presence with a wide 21m frontage and easy access
- Exciting development upside - recent premium sales and rebuilds nearby, including on Edgecliffe Boulevard, demonstrate strong demand for elevated coastal blocks and contemporary luxury homes - a compelling play for developers, builders and investors
- Close to Collaroy Plateau Public School, Collaroy beach & shops, B-Line, and Pittwater House

With sweeping headland and ocean views, excellent land, and multiple development pathways, you won't want to miss out on this blue-chip opportunity.

Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale 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	2WDTF6K
Property Type	House
Land Area	929 m2

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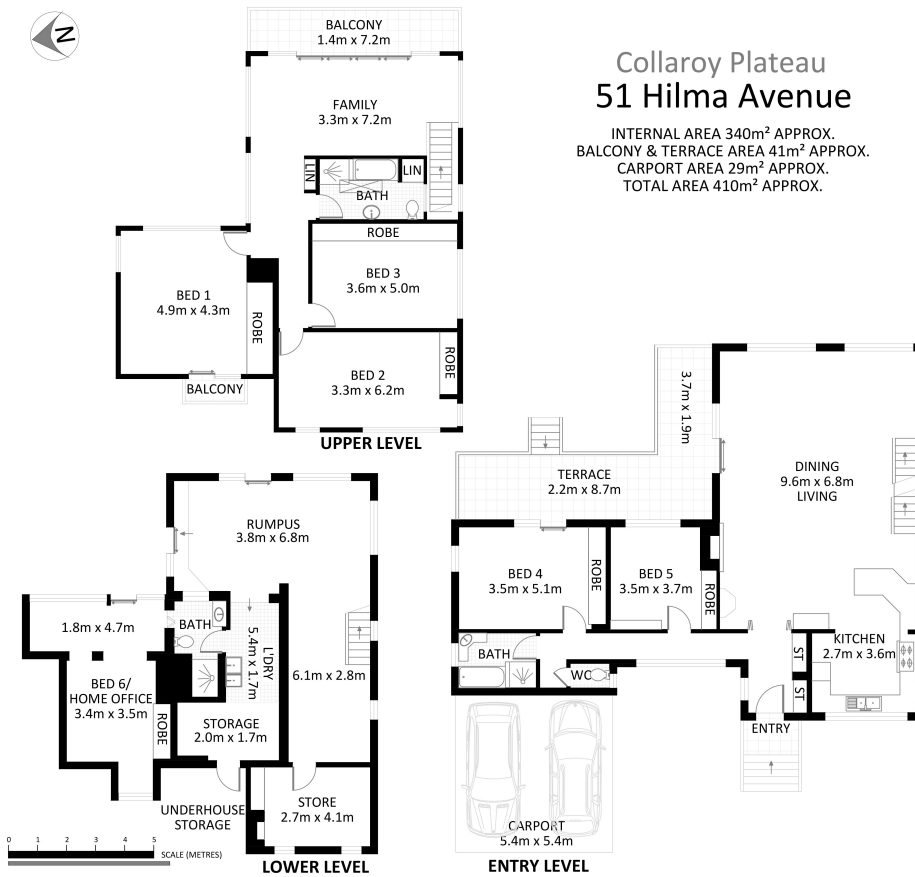
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Collaroy Plateau 51 Hilma Avenue

INTERNAL AREA 340m² APPROX.
BALCONY & TERRACE AREA 41m² APPROX.
CARPORT AREA 29m² APPROX.
TOTAL AREA 410m² APPROX.



SITE PLAN



The site plan and floor plan are not to scale; measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiry. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.