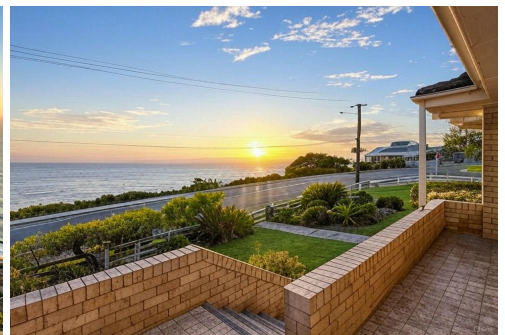
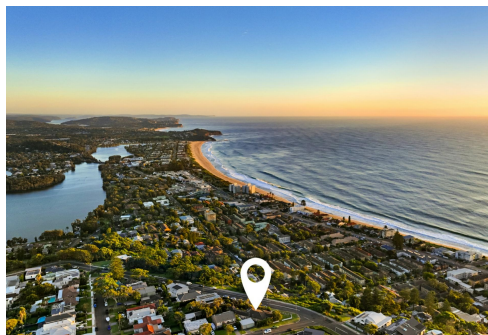
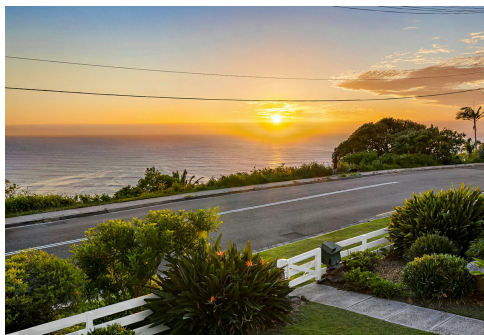




## Collaroy Plateau, 52 Edgecliffe Boulevard

Deceased Estate - Once in a Lifetime Opportunity!

Auction Location: On Site

Perched high above the coastline, this extraordinary property offers a rare blend of natural beauty and unparalleled potential. Set on a prized 1018 sqm corner block position facing perfectly northeast, you'll be greeted each morning by spectacular sunrises over the ocean, with views that stretch from the coastline below to the endless horizon beyond.

The existing home, while aged, sits on an unusually large block that beckons for transformation. With subdivision potential (subject to council approval), this is a golden opportunity for developers to create two luxury residences, each capitalizing on the stunning vistas and prime location. Alternatively, envisage crafting your own bespoke sanctuary, where every detail is tailored to your desires - adding a second level to elevate those already breathtaking views to new heights.



**For Sale**  
Contact Agent

**View**  
[ljhooke.com.au/2W05F6K](https://ljhooke.com.au/2W05F6K)

**Contact**  
**Ryan Petrie**  
0403 988 123  
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**LJ Hooker Mona Vale**  
**(02) 9979 8000**



Opportunities like this are fleeting. Properties with such commanding views, development potential, and an irreplaceable position are seldom available. Whether you're a visionary homeowner seeking a forever home or an astute investor ready to seize a lucrative project, this is your chance to secure a piece of coastal paradise that will be coveted for generations.

- \* Panoramic world class ocean and coastline outlook
- \* Never to be built out views, opposite reserve
- \* Incredible 35m and 40m wide street frontages
- \* Original brick and tile house in good order
- \* Position Position Position - 1018sqm level corner block with subdivision potential (STCA)
- \* Elevated Northeast orientation for optimal sunlight and spectacular sunrises
- \* Perfect for developers/ builders or those seeking an irreplaceable family estate
- \* Deceased estate - WILL BE SOLD

Don't let this once-in-a-lifetime opportunity pass you by. Start imagining the possibilities.

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 About this Property

|               |         |
|---------------|---------|
| Property ID   | 2W05F6K |
| Property Type | House   |
| Land Area     | 1018 m2 |

**Ryan Petrie 0403 988 123**

Licensed Real Estate Agent | rpetrie@ljhmv.com.au

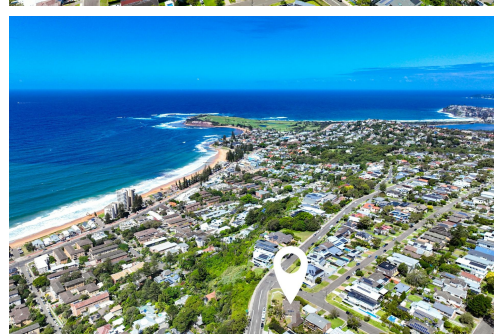
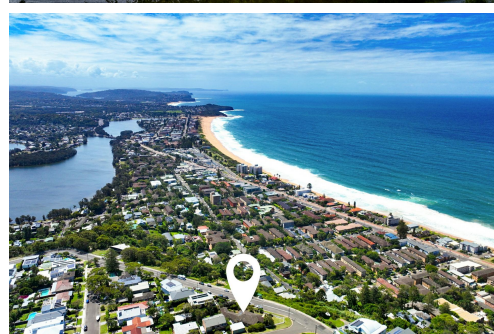
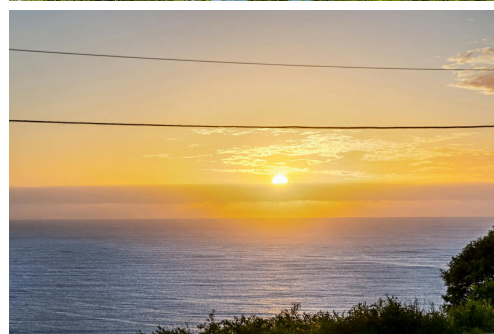
**Marco Cimino 0424 333 523**

Licensed Real Estate Agent | mcimino@ljhmv.com.au

**LJ Hooker Mona Vale (02) 9979 8000**

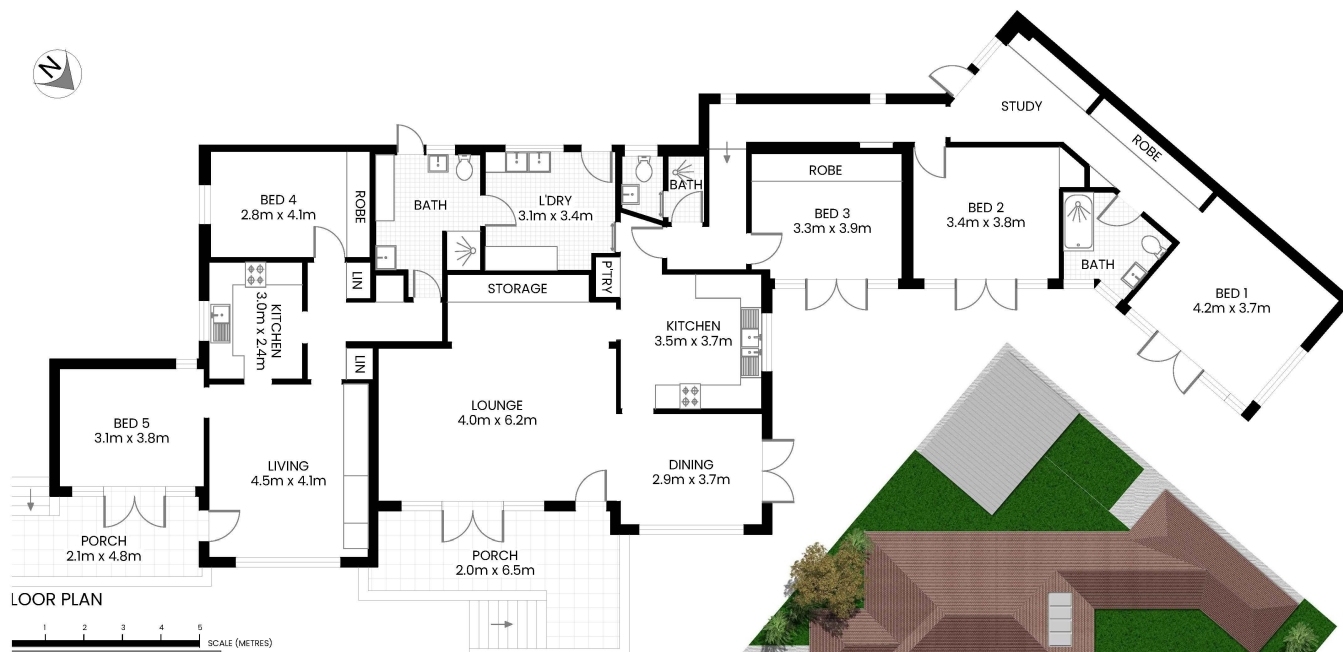
3/18 Bungan Street, MONA VALE NSW 2103

monavale.ljhooker.com.au | monavale@ljhmv.com.au



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## 52 Edgecliffe Boulevard Collaroy Plateau

INTERNAL AREA 220m<sup>2</sup> 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.



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