

**1/15 The Avenue, Collaroy, NSW 2097**



**Unit For Sale**

Monday, 15 April 2024

1/15 The Avenue, Collaroy, NSW 2097

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 145 m2**

**Type: Unit**



Daniel Hindmarsh  
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## Offers Closing 2nd May

Boutique charm and beachside living come together in this unique duplex style apartment to create a low-maintenance seaside sanctuary one block from the beach. Spanning 145sqm on the top floor of only two, the house-like proportions are bathed in natural light, with a pared-back palette of materials and modern contemporary appointments throughout. This is an exciting prospect for families, downsizers or investors with three bedrooms, flexible fourth bedroom or study, plus a lock up garage and storeroom on title. It is Peaceful and private yet so convenient, placed a short stroll to Collaroy Beach, seaside eateries, cinema and express B-line CBD buses. - Own private entry adding to the house-like feel, occupies the entire top floor - Beautifully renovated interiors blend classic charm with designer flair - Optimal north facing orientation bathes the interiors in all day sunshine - Oversized separate lounge and dining areas with custom joinery - Gourmet stone finished kitchen with stainless steel gas appliances - Dishwasher, casual breakfast bar, ample cupboard and bench space - Three bedrooms with mirrored built-ins, master has deluxe spa ensuite - Flexible fourth bedroom/study, updated bathrooms, guest powder room - Provisions for a fireplace in place, plantation shutters, ample storage - Whitewashed bamboo floors and carpeted bedrooms, high ceilings - Unique to the market, prized opportunity; ideal permanent home or holiday pad - Roof space offers potential to extend and capitalise on potential ocean views (STCA) - Single lock up garage and storeroom on title, charming solid double brick block, Internal laundry- Walk to Narrabeen Lake, close to popular schools and shopping centres