

# 11/14 Graylind Close, Collaroy, NSW 2097

## Unit For Sale

Thursday, 4 April 2024

11/14 Graylind Close, Collaroy, NSW 2097

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 188 m2**

**Type: Unit**



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## Guide | \$1,500,000

This impressive 3-bedroom apartment in a prime Collaroy Beach cul-de-sac features sublime never to be built out panoramic views of the ocean, district and Long Reef Headland. Elevated on the top floor, this dual level gem is only a 5-minute stroll to the beach, express bus, restaurants and village shops, creating the ultimate beach lifestyle. The upper level boasts a spacious updated, house sized kitchen with expansive stone benchtop and quality appliances that opens to a generous living/dining area and a huge entertainer's terrace that takes in the spectacular views, creating the perfect oasis to host family and friends. The lower level comprises of 3 bedrooms (2 with built-ins) and a full bathroom. Additional highlights include floating floors, guest 2nd toilet, internal laundry and large lock up garage with extensive loft storage. Move straight in and enjoy this rare opportunity to bask in the amazing views and live a low maintenance holiday lifestyle. Total titled area - 188.1 sqm approx. Water Rates - \$173 pq approx. Council Rates - \$403 pq approx. Strata Rates Admin - \$1,300 pq approx. Capital Works - \$885 pq approx. Rental Potential - \$1,000 - \$1,100 per week approx. For further information or to arrange an inspection please call Matt Morley on 0418 168 932 and 9981 9416 and Stephen Murace on 0413 763 993 and 9981 9426. Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Doyle Spillane Real Estate will not be held liable for any errors in typing or information. All interested parties should rely upon their own enquiries in order to determine whether or not this information is in fact accurate.