

123 Claudare Street, Collaroy Plateau, NSW 2097

Cunninghams

House For Sale

Saturday, 15 June 2024

123 Claudare Street, Collaroy Plateau, NSW 2097

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



Matt Nicastrì
0410565050



Sebastian Guerrero
0431948199

Auction

Auction Saturday 6 July FIND. Positioned on a peaceful tree lined street in the favoured northern tip of the plateau with a backdrop of beautiful natural surrounding bushland, sits a character filled cottage with a fresh contemporary update to both internal and exterior features. A family friendly layout with a flexible floorplan incorporates a spacious separate studio flat with multiple functions including the perfect work from home space, teenagers retreat or additional accommodation for in-laws or adult children with some small further enhancements. LOVE. The sunny north-easterly positioned backyard creates a private entertaining space with green lawn and ideal connection to the indoor living zones within the home. The welcoming Plateau community is a sought-after Northern Beaches address and lifestyle, offering close proximity to local Village shopping, great schools, the peaceful Narrabeen Lake and only a short drive to the beachfronts in Collaroy and Dee Why. -?Recent updates to the property include; new fresh internal and exterior paintwork, updated kitchen cabinetry, hybrid timber flooring and lovely landscaped gardens.-?The light filled open-concept kitchen and dining space with built-in storage and split system air conditioning flows directly to the outdoor entertaining area and backyard.-?The backyard features a large undercover timber deck area, green lawn space and a divine herringbone design paved brick zone. -?A completely separate studio flat in the backyard with side of house access, features bright interiors, and has a large multipurpose room with a BIR, a sink and worktop space and a second room.-?The kitchen has loads of storage and benchtop space with gas cooking, stainless steel appliances and a breakfast bar.-?The separate spacious living room provides another area for the family to relax in.-?Contemporary family bathroom with huge sky window, feature panelling and lots of convenient storage.-?The oversized master bedroom features a huge mirrored BIR and large window. -?Two additional good-sized bedrooms one with large BIR. -?Fourth bedroom with BIR and en suite access into the backyard that could also function as a study/work from home space.-?Laundry with external access and adjoining convenient second bathroom.-?A double carport with additional off-street parking space and plenty of parking on the street available.LIVE. Collaroy Plateau is a great community and peacefully tucked away yet so convenient to accessing both ends of the Peninsula. The beaches and cafes in Collaroy and Dee Why are only a few minutes away by car and access onto Narrabeen Lake trail is only a few streets away. The home is ideally positioned between two sets of local village shopping and cafes and also the lovely Plateau Park and playground. St Matthews Farm Reserve and Cromer Park playing fields are close by, as is access to local buses and the B-Line bus service from Pittwater Road into the city. Great schools, headland walks, bike tracks and beautiful golf courses are all in close proximity.RATES/SIZESWater rates: Approx \$171.41 pqCouncil rates: Approx \$534 pqSize: Internal Approx 144 sqmTotal Approx 480.6 sqmABOUT THE AREALocal Transport:- Buses to the City CBD, Westfield Warringah and surroundsShopping:- Collaroy Plateau a local IGA and other shops and cafes, as well being not far from the convenience of the beach, shops and restaurants in Collaroy just down the hillSchools:- St Rose Primary School- Collaroy Plateau Primary School- Wheeler Heights Primary School- Northern Beaches Secondary College Cromer CampusWHAT THE OWNER LOVES: -?The Plateau is a special place, with quiet friendly streets and easy access to natural bushland and the Narrabeen Lake Trail-?The separate flat has had so much use over the years, including a home office and a great space for the kids in their teenage years -?The open plan kitchen and dining space spills out onto the lovely outdoor area with lots of space and light for entertaining with family and friends Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. Some images show virtual styling.