

**3 Gilmore Avenue, Collaroy Plateau, NSW 2097**

**Laing+Simmons**

**Sold House**

Monday, 14 August 2023

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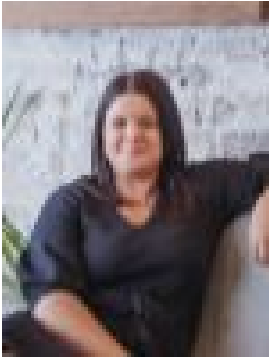
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1081 m2**

**Type: House**



Stephanie Baker  
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## Contact agent

Sitting on an elevated block, this beautifully presented family home is set in a peaceful cul-de-sac with expansive district views. Spreading across a unique split level design, this cleverly designed floor plan, maximises the natural light and creates multiple living spaces. With ample outdoor space, this home is perfect for entertainers and growing families. Nestled on an extensive 1,081sqm block, it's just moments from Collaroy Beach, local shops, schools and buses.- Vaulted ceilings and timber floorboards enhance living area- Sliding door opens out to private covered entertaining deck- Backyard featuring a paved barbecue area and easy care lawn- Skylit kitchen with CaesarStone benchtops and a Smeg cooktop- Four bedrooms, master has a walk-in robe and modern ensuite- Main bathroom is complete with a bath and heated towel rail- Air conditioning in the main living area, an internal laundry- Double carport, a garden shed plus ample under house storage- Situated within the Collaroy Plateau Public School catchment

Rental Estimate: \$1,250 per week  
Council Rates: \$479 per quarter approx. Water Rates: \$158 per quarter approx. Laing+Simmons Narrabeen make no representations to the accuracy of the information provided by our vendors. 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.