

**32 Edgecliffe Boulevard, Collaroy Plateau, NSW
2097**

Raine&Horne.

House For Sale

Thursday, 29 February 2024

32 Edgecliffe Boulevard, Collaroy Plateau, NSW 2097

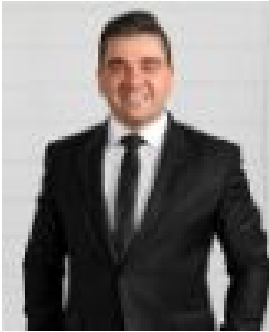
Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 564 m2

Type: House



Aaron Raco
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Tre Blinkhorn
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Auction

Headlining show-stopping panoramic views that trace the coastline up to the Central Coast, and highlighting a vast expanse of glittering blue ocean, this dual-level, multi family entertainer combines a refreshingly bright and airy layout with a spectacular, family-focused floorplan. Versatility is a big feature, with two master bedrooms with en-suite bathrooms, a study, rumpus room, plus the flexibility of a sixth bedroom/additional study. Views from multiple rooms frame invigorating coastal outlooks, an invitation to enjoy spectacular sunrises, full moons and the sight of whales and dolphins from the comfort of home. This beautiful home also offers the possibility of Dual Family living by separating the upstairs and downstairs (STCA). Placed on approx. 564sqm with a rear yard and dual-street access, its premier setting at the northern end of the plateau is just moments from Collaroy Plateau Park, local schools and shops, and within an easy walk of Collaroy Beach and village amenities. Featuring:

- Premier setting to the northern end of the plateau, quiet & protected
- Elevated for incredible ocean views & refreshing coastal breezes
- Fresh, light and airy interiors with natural light throughout the day
- Wide front verandah overlooks ocean & landscaped gardens
- Spacious main living area with free-flowing layout & gas fire
- Chef appointed kitchen with Miele Appliances and stone benchtops
- Private, grassy rear yard with pergola-covered patio for entertaining
- Upper-level rumpus with kitchenette spills into an ocean-facing terrace
- Two master bedrooms with built-in storage and en-suite bathrooms
- Superbly-appointed modern family bathrooms on both levels
- Two dedicated home offices on each level, flexibility for sixth bedroom
- Separate the home for two families, subject to council approvals
- Elegant natural timber floorboards throughout, generous internal storage
- Single lock up garage and covered carport with access via Idaline Street

For further information or to schedule a private appointment to view this property, please call Aaron Raco on 0404 227 902 or Tre Blinkhorn on 0431 455 842