

**38/1-5 Collaroy Street, Collaroy, NSW 2097**

**Cunninghams**

**Sold Apartment**

Sunday, 13 August 2023

38/1-5 Collaroy Street, Collaroy, NSW 2097

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 73 m2**

**Type: Apartment**



Sebastian Guerrero  
0431948199

**\$840,000**

FIND. This neat and fresh apartment will win hearts with its immaculately presented interiors, ocean views, and sought-after beachside address. Sitting just across the road from Collaroy Beach and with village amenities at the door, the lifestyle from this idyllic beachside location is relaxed and convenient. LOVE. The generous, east-facing living area has tons of natural light and a fresh, airy feel to it. Sliding doors open the space up to a large ocean-facing balcony, so you can come back from a day at the beach and have a relaxed alfresco meal, whilst enjoying the sight and sounds of the ocean. -Immaculate security block with lift access -East-facing living and dining area with tons of natural light, elegant hardwood floorboards -Living floats outwards to a large covered balcony finishing with decking and comfortably sized for alfresco entertaining -Well-presented kitchen appointed with electric cooking, stone counters, a dishwasher, and a beautiful timber breakfast bar for casual mealtimes -Large queen-sized bedroom with large built-in wardrobes, a ceiling fan and balcony access -Chic bathroom with a free-standing clawfoot bathtub for a luxurious soak, and a separate rainfall shower plus timber vanity - Concealed European-style laundry room with shoe racks and storage -Single car space in a secure basement parking area, plus a private storage room LIVE. This is a truly outstanding beachside location that will suit those who are looking for an active, outdoors lifestyle. With the beach just across the road, you can easily nip over for a quick swim or surf in the morning before heading home for a shower and jumping on the B-Line bus service to the city. There's also the convenience of having The Collaroy, cafes, restaurants, a cinema and local shops at the doorstep, stunning headland walks to enjoy, and walking and biking tracks at Narrabeen Lake just moments away. RATES/SIZE: Water rates: Approx \$173.29 p/q Council rates: Approx \$403.98 p/q Strata levies: Approx \$871.17 p/q Size: Approx 73 sqm ABOUT THE AREA Local Transport:- Buses to the city CBD, Westfield Warringah Mall and surrounds Shopping & Dining:- Collaroy village offers a variety of restaurants, cafes and shops- The Collaroy- The Beach Club - Collaroy RSL- Collaroy United Movie Cinema Schools:- Pittwater House Private- Collaroy Plateau Primary School- Narrabeen Sports High School- St Rose Catholic Primary School WHAT THE OWNER LOVES: -The ocean view is incredible. You can see the conditions of the surf from the balcony. -This is a great apartment block in a really great beachside location. -All the conveniences in Collaroy village are right there at the door. 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. Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.