

38 & 38a Plateau Road, Collaroy Plateau, NSW 2097



House For Sale

Sunday, 24 March 2024

38 & 38a Plateau Road, Collaroy Plateau, NSW 2097

Bedrooms: 6

Bathrooms: 5

Parkings: 4

Type: House



Lidia Smith
0299819401



Stephen Murace
0299819400

Bidding Guide | \$3,900,000

Occupying a substantial 595sqm land holding in a prime location with dual street access to David Rd, this impressive architecturally inspired residence provides the quintessential family lifestyle with its generous proportions and effortless indoor/outdoor flow. When first entering this private sanctuary, you are greeted with rich timber floors and high ceilings, creating a sense of space further illuminated by an abundance of natural light and soothing sea breezes through cleverly placed lurve windows. Warm and welcoming, this recently renovated home has been created with a commitment to functional contemporary design and boasts a bonus 5-year-old fully approved second residence fronting David Rd (38a) with its own private entrance, perfect for adult children, in-law accommodation, or as a rental income stream. The lower level of this light-filled coastal gem features an ambient front living room, home office, king-size 5th guest bedroom and deluxe full bathroom. At the rear of the lower level and acting as the social heart of the home is the stunning "as new" designer kitchen complete with premium Miele stainless-steel appliances, abundant cabinetry, butler's pantry, integrated fridge/freezer, stone benchtops, and Island breakfast bar. This gorgeous kitchen opens to the sun-dappled dining and main living domain that flows seamlessly to the rear entertaining area, luxurious spa and level child-safe lawn, creating the perfect oasis to host family and friends. Upstairs, in the main residence, there are 4 impressively proportioned king-size bedrooms with built-ins including the opulent master suite with a walk-in robe and exquisite ensuite, a stylish full bathroom, 3rd living area, and another ensuite in the second bedroom. Superior enhancements of this dream home include high vaulted ceilings, solid blackbutt timber floors, custom lighting, family-sized laundry with laundry-shute, landscaped gardens, outdoor beach shower, air-conditioning, security cameras, keyless entry, a remote-controlled double lock-up garage with a toilet, workshop and abundant loft storage, plus a tandem carport on Plateau Road. The bonus of this prime and unique offering is undoubtedly 38a being a modern, DA-approved granny flat that is currently rented for \$600pw. Set across two levels, it has a king-size bedroom with built-ins, a contemporary bathroom, sun sun-swept living area, a gorgeous kitchen, vaulted ceilings, storage, internal laundry, and a separate entry off David Rd. Promising an upmarket and convenient lifestyle for large or extended families, this impeccably appointed residence with water glimpses is only footsteps from Collaroy Plateau Public School, Pittwater House Private School, restaurants, village shops, bus transport, quality children's day-care, and only moments to glorious beaches and an array of coastal recreational activities. Total Size - 595 sqm approx. Water Rates - \$171 pq approx. Council Rates - \$618 pq 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.