

**4/8-12 Fielding Street, Collaroy, NSW 2097**

**Cunninghams**

**Sold Apartment**

Wednesday, 6 December 2023

4/8-12 Fielding Street, Collaroy, NSW 2097

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$1,100,000**

FIND. Superbly finished with an incredible 105 sqm (approx.) on title this fabulous two bedroom apartment is located only 150m from the sands of Collaroy Beach. LOVE. From the seamless integration of indoor and outdoor spaces to the contemporary design elements, this home is a sanctuary of style and comfort. The modern galley kitchen, complete with high-end stainless-steel appliances, sets the stage for culinary adventures, while the expansive balcony invites tranquil outdoor living. Experience a serene palette of neutral tones and floating timber flooring, providing a versatile backdrop for your personal touch. - An impressive open floor plan reveals a modern galley kitchen with stainless steel appliances, including sleek gas cookware.- Blur the lines between indoor and outdoor living with the exclusive oversized covered balcony.- Unleash your style with the stunning neutral palette and floating timber flooring, offering a perfect canvas for your personal flair.- Generously sized bedrooms, the main featuring built-in wardrobes.- Luxurious modern bathroom with a relaxing bathtub.- Ingeniously designed internal space with a concealed laundry for a clutter-free living environment.- Includes the convenience of a lock-up garage for secure parking and storage.- Surrounded by trendy cafes, restaurants, a supermarket, Collaroy Beach, and Narrabeen Lakes, all within an easy stroll for the ultimate in convenience and lifestyle. LIVE. This is an exceptional location that places everything you need within moments. 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 then jumping on the B-Line bus service to the city. There's also the convenience of having cafes, restaurants, a cinema, and local shops in Collaroy village, and walking and bike tracks just moments away at Narrabeen Lake. RATES/SIZE: Water rates: Approx \$173.29 pq Council rates: Approx \$404 pq Strata rates: Approx \$1,224.50 pq Size: Approx 105 sqm including balcony and garage ABOUT THE AREA Local Transport:- Buses to the city CBD, Westfield Warringah Mall and surrounds Shopping:- 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 - St Rose Catholic Primary School WHAT THE OWNER LOVES:- The beachside location is amazing. You can be in the ocean within moments of waking up.- Collaroy village has got some great cafes and restaurants, and bus services are so easy to access.- The apartment is very spacious, and really enjoyed relaxing on the balcony. 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.