

40 Aubreen Street, Collaroy Plateau, NSW 2097



House For Sale

Friday, 15 March 2024

40 Aubreen Street, Collaroy Plateau, NSW 2097

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 550 m2

Type: House



Lidia Smith
0299819401



Stephen Murace
0299819400

Bidding Guide | \$2,400,000

Nestled in a prized Collaroy Plateau location adjoining Plateau Park, this character filled single-level family home on a large 550sqm block radiates coastal charm and promises a lifestyle of unmatched convenience. Perfectly positioned only footsteps from village shops, quality restaurants, bus transport, Collaroy Plateau Public School, Pittwater House Private School, cafes and only moments from glorious beaches, this gem combines classic elegance with contemporary comfort to create a charming home of enduring style. Upon entering this sun-dappled sanctuary, you are greeted with a spacious North-East facing layout offering light and airy interiors, high ceilings, crisp neutral tones, ambient floating floors, VJ panelling, and an abundance of windows capturing sea breezes and morning sun. With an open-plan interior, this park side retreat features a spacious glass-fronted living/dining area aglow with a cozy gas fireplace adjoining the timeless upgraded marble kitchen with stainless steel gas appliances and a breakfast bar at the heart of the home. This main living area seamlessly transitions through French doors to the front entertainer's veranda and subsequent grassy front lawn. At the rear of the home, is a covered terrace and a deep child-safe backyard unfolds as the perfect canvas for alfresco entertaining, children's play, or tranquil leisure in this sun-drenched space with the bonus of rear vehicle access. The accommodation comprises of three light-filled double bedrooms (two with built-ins), whilst the chic beach-themed bathroom boasts underfloor heating, automatic lighting and a free-standing bath. This property is not only a ready-to-enjoy home but also a vessel of potential, with the possibility to add a second floor addition (STCA) akin to its neighbours, elevating your view and your lifestyle. Other highlights include a timber front fence with sandstone detailing, an automatic lock-up garage, extra off-street parking, internal laundry, water glimpses and air conditioning. Do not miss the opportunity to live the idyllic Northern Beaches lifestyle through this private character-filled family beach home, where there is the opportunity to move straight in or further capitalize. Total Size - 550 sqm approx. Water Rates - \$171 pq approx. Council Rates - \$703 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..