

44 Cumberland Avenue, Collaroy, NSW 2097



House For Sale

Monday, 27 November 2023

44 Cumberland Avenue, Collaroy, NSW 2097

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 580 m2

Type: House



Stephen Murace
0299819400

Guide | \$2,500,000

A rare and exciting opportunity exists in this prime blue ribbon beachside location where this full brick family home has been tightly held by the one family for over 72 years and is now reluctantly being offered to the market for the first time. Occupying a near level 580sqm land holding amid private established gardens, this ambient sunlit home can be moved straight into with minor cosmetic upgrades while also presenting outstanding potential to renovate and add a second level (STCA) to enhance the amazing ocean, district and lagoon views. The main level comprises of a large lounge room and a separate dining room that boasts water vistas, 3 double bedrooms with built-in wardrobes, authentic 1950's bathroom and original eat-in kitchen. The lower level features a generous tandem 2-car garage with an auto door, adjoining workshop/home office with separate side entrance and extra off-street parking. Other highlights include front and rear yards, 2nd WC, large laundry and plentiful under-home storage. Move straight into this charming much-loved family home or explore the potential to add value in a prime Northern Beaches location, only footsteps to Long Reef Beach, Long Reef golf course, Collaroy Basin, Pittwater House Private School, dog park and moments to restaurants, cafes, shops, transport and Collaroy Plateau Public School. Do not miss this affordable opportunity to bask in the idyllic Northern Beaches seaside lifestyle! Land size - 580.7 sqm approx. Frontage - 23.165 m Water Rates - \$173 pq approx. Council Rates - \$595 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.