

**51 Kanimbla Crescent, Bilgola Plateau, NSW 2107**

**Cunninghams**

**House For Sale**

Thursday, 11 January 2024

51 Kanimbla Crescent, Bilgola Plateau, NSW 2107

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1391 m2**

**Type: House**



Jonathan Fletcher  
0424053355



Jane Gamson  
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## Auction Guide \$1,800,000

**FIND.** Showcasing breathtaking views from Newport Beach to Long Reef and as far as Manly, this family home boasts a stunning panorama. Nestled in a tranquil cul-de-sac location with a family-friendly layout, it's a true coastal retreat. **LOVE.** Step inside and fall in love with the modern interior. The heart of the home features an open plan kitchen, living, and dining space that flows seamlessly to a private balcony, perfect for entertaining. - Double width block orientated with views from every angle- Upper and lower decks offer private in/outdoor entertaining- Flowing open plan living with a dedicated lounge and dining- Kitchen equipped with stainless Bosch appliances, breakfast bar- Downstairs rumpus/teen retreat/TV room, dedicated home office- Modern bathrooms, ample storage options and air conditioning- Integrated sound system and well presented throughout- Off-street parking for two cars, privately setback from street- Surrounded by numerous rainforest walking tracks- Walk to Bilgola Plateau Public School, local shops and city buses **LIVE.** Discover Bilgola Plateau, a family-friendly haven set in lush, leafy surroundings, offering a sense of privacy and peace while providing convenient access to surrounding lifestyle hubs. The highly sought-after Bilgola Plateau Public School is a short walk away. You'll also find local village cafes, shops, and IGA nearby. Keoride and city bus services are easy to access, and the thriving shopping and dining hubs in Avalon, Newport, and Mona Vale are just a short drive away. **RATES:** Water rates: Approx \$173.20 p/q Council rates: Approx \$462.15 p/q **ABOUT THE AREA** Local Transport:- Buses to City CBD, Westfield Warringah Mall and Palm Beach Shopping & Dining:- Bilgola Plateau shops & cafes- Avalon Village shops & cafes, restaurants, bars- Newport Village shops, restaurants and cafes- The Newport Schools:- Bilgola Plateau Primary School- Newport Primary School- Barrenjoey High School- Billy Kids ELCD **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.