

**59 Aubreen Street, Collaroy Plateau, NSW 2097**

**Cunninghams**

**Sold House**

Wednesday, 13 September 2023

59 Aubreen Street, Collaroy Plateau, NSW 2097

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 417 m2**

**Type: House**



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## Contact agent

FIND. Only five years old, this pristine contemporary residence serves up a stunning, family-focused layout that has a real emphasis on relaxed indoor-outdoor living. Peacefully positioned on the plateau, this impeccable residence is idyllically placed next to Collaroy Plateau Park, and within an easy stroll of schools, parks and the beach. LOVE. A sophisticated coastal-inspired palette and up-market fittings feature prominently in the modern presentation of this flawless residence, which showcases bright and airy interiors, effortless backyard entertaining with a sunny nor-easterly aspect, a sparkling in-ground pool, as well as an impressive master suite with a beautiful ocean outlook. - Open-plan living and dining feels bright and airy, opening up via bi-fold doors to meet backyard entertaining with ease- Landscaped backyard features a big entertainer's deck with heatstrips for all seasons use, overlooking a sparkling in-ground saltwater pool- Luxe modern kitchen with marble island bench, quality ILVE oven with gas cooktop, dishwasher- Second living area to the front of the house offers a handy breakout zone- Uber-luxe king-sized master bedroom with a full wall of built-in wardrobes, an indulgent full en-suite bathroom and a beautiful outlook of district & ocean- Stunning modern bathroom with free-standing bathtub & rainfall shower- Large laundry room with handy external access and storage space - Stunning Blackbutt floorboards, reverse-cycle air-con in living and three in the bedrooms, gas outlet, plantation shutters, video intercom, downstairs WC, heated floors in bathrooms, security alarm- Single lock-up garage with internal access and additional driveway parking space LIVE. This sought-after pocket of the plateau offers amazing proximity to schools, parks, shops and Narrabeen Lake, which makes this a popular location for families. Collaroy Plateau Park is just across the road, the local shops on Veterans Parade are a short stroll away, and there is a walking track that will take you down to Collaroy Beach. This peaceful part of the plateau is within the catchment zone for the esteemed Collaroy Plateau Public School. RATES: Water rates: Approx \$173.30 pq Council rates: Approx \$516.60 pq SIZE: Total: Approx 417.3 sqm ABOUT THE AREA Local Transport:- Buses to the City CBD, Westfield Warringah and surrounds Shopping & Dining:- Collaroy Plateau a local IGA and other shops and cafes, as well being not far from the convenience of the beach, shops and restaurants in Collaroy just down the hill. Schools:- St Rose Primary School- Collaroy Plateau Primary School- Northern Beaches Secondary College Cromer Campus WHAT THE OWNER LOVES:- We have loved seeing and hearing the ocean first thing in the morning when we wake up.- Our home is right across the road from the park, which has been so convenient for children playing sport, or for walking the dog.- The family-friendly layout means we can watch the kids play in the pool from the living room or kitchen. 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. All photographs, maps and images are representative only, for marketing purposes.