

**62 Essilia Street, Collaroy Plateau, NSW 2097**

**Cunninghams**

**Sold House**

Friday, 18 August 2023

62 Essilia Street, Collaroy Plateau, NSW 2097

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

**\$1,940,000**

Auction to be held 9th September 2023 at 2:15pm on-site FIND. Positioned on one of the plateau's best-loved streets, this charming weatherboard cottage is brimming with potential and opportunity. Embraced by generous gardens to the front and rear, this well-presented single-level home has a neat, two-bedroom plus sunroom floorplan, with clear opportunity to renovate, add a level, or begin again with your own vision (SCTA). LOVE. Resting on a generous, near-level 430sqm block with a sunny easterly aspect and oriented to capture beautiful ocean breezes, this is an exciting opportunity to realise the potential of this parcel of land. Life on the plateau is leisurely and relaxed. With a friendly community, and local shops, schools, parks and beaches within walking distance, it's no wonder this is a sought-after location for families. Single-level weatherboard cottage, in pristine original condition - Generous front yard with beautiful mature plants and gardens - Light and airy lounge room connects with a sweet verandah, where you can enjoy a picturesque outlook over the front garden and street - Immaculate original kitchen with electric cooktop and timber cabinets - Two good-sized bedrooms, one with built-in wardrobes - Neat, well-presented bathroom with bathtub and overhead shower - A spacious sunroom runs along the back of the house, offering a versatile space for play, work or relaxing whilst looking out onto the backyard - A sunny, west-facing backyard offers generous lawn space and includes a large garden shed, and space to consider adding a pool (STCA) - Driveway parking for two cars LIVE. Collaroy Plateau has a thriving community with great schools and shops, yet it remains quiet and peaceful with little traffic. It's a quick stroll to the local shops on Veteran's Parade, Collaroy Plateau Park is just around the corner, and there are several schools within a short walk. Also close by is Collaroy village, which boasts a fantastic beach, a great playground for the kids, a cinema, plus lots of fantastic eateries and shops. RATES/SIZE: Water rates: Approx \$173.29 p/q Council rates: Approx \$439.72 p/q Size: Approx 430 sqm ABOUT THE AREA Local Transport: - Buses to the City CBD, Westfield Warringah and surrounds Shopping: - 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 - Wheeler Heights Primary School WHAT THE OWNER LOVES: - The only people who are on the roads around here are the people who live here, so it's always very quiet and peaceful. - The elevated position on the plateau means great ocean breezes in the summer. - We are so close to beaches here, and can also walk to the local shops and schools. 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. Some images show virtual styling.