

7b Cumberland Avenue, Collaroy, NSW 2097

Cunninghams

Sold House

Friday, 29 September 2023

7b Cumberland Avenue, Collaroy, NSW 2097

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 355 m2

Type: House



Sam Raso

0407936862



Andrew Lutze

0412568058

Contact agent

FIND. One of a collection of just four homes, this Torrens-Title townhome is a ready-made haven of ease and comfort. Centrally located on the cusp of Dee Why but peacefully tucked away from the road, this is an easy-living home with generous outdoor entertaining. The perfect low-maintenance abode for downsizers or growing families, it offers incredible convenience with a vibrant array of amenities in Dee Why or Collaroy, and bus services that offer swift passage to the city. LOVE. This immaculate home is beautifully presented and is ready to move into now, yet leaves scope for you to bring your own creative ideas and tastes to the mix should you wish to add value.- Positioned away from the road, this is a quiet, protected home with a sense of peace and privacy- The air-conditioned lounge room provides a comfortable, inviting space for relaxing into the evening with the family- The combined kitchen and dining area connects effortlessly to the upper patio, allowing you to float between indoors and outdoors with ease- Two large alfresco terraces with perfect nor-easterly aspect, offering a choice of spaces to entertain, relax or play- The immaculate kitchen is appointed with an island bench and dishwasher- Generous bedrooms are tucked away upstairs, including a master bedroom with large walk-in wardrobe and a shower en-suite- Modern family bathroom with bathtub and separate shower - Laundry room with WC & external access, plantation shutters throughout- Double lock-up garage with auto door and internal access

LIVE. Central to Dee Why as well as Collaroy villages, this location is exceptionally convenient. Close to a choice of beaches, including Long Reef beach and headland, whilst nearby walking and bike paths lead directly to Dee Why beach and its vibrant strip of beachfront eateries, or in the other direction to Narrabeen Lake. The B-Line bus service can be accessed Pittwater Road, and vibrant selection of eateries and shops are accessible from either Dee Why or Collaroy.

RATES: Water rates: Approx \$173.30 p/q Council rates: Approx \$496.80 p/q

SIZE: Total: Approx 355.8 sqm

ABOUT THE AREA Local Transport:- Buses to the city CBD, Westfield Warringah Mall and surrounds Shopping & Dining:- Collaroy village offers a variety of restaurants, cafes and shops- The Collaroy- The Beach Club - Collaroy RSL Schools:- Pittwater House Private- Dee Why Public School- Collaroy Plateau Primary School- St Rose Catholic Primary School- Northern Beaches Secondary College Cromer Campus

WHAT THE OWNER LOVES:- I love the big and comfortable living space and the internal access to the garage.- I'm right in the middle of everything, with walking access to Longreef and Dee Why beaches, and cafes within footsteps.- I love getting on the walking/cycling trail to Narrabeen Lake.

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.