

**8/14-16 Ramsay Street, Collaroy, NSW 2097**

**Cunninghams**

**Sold Apartment**

Wednesday, 4 October 2023

8/14-16 Ramsay Street, Collaroy, NSW 2097

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 121 m2**

**Type: Apartment**



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**\$1,365,000**

Auction Saturday 28th October FIND. Positioned so close to the beach that you can nip over for a swim and be back within ten minutes, this fresh apartment offers a quintessential beachside lifestyle that revolves around the sand, sea and surf. Over-sized and filled with light, this apartment will delight you with its huge entertainer's balcony and generous proportions. LOVE. This home has perfect layout and space for entertaining, with effortless flow between indoors and a big entertainer's balcony where you can sit and enjoy the sounds of the ocean at night. This is a coveted location that places popular eateries, cafes, shops and Collaroy's cinema all within a short stroll. Ideal for first home buyers or investors, with great access to the city on the B-Line.

- Over-sized living & dining area with great natural light & elegant tiled floors
- Several access points from the living area to the wide entertainer's balcony creates a sense of spaciousness and open space
- Chic modern kitchen with stone benchtops, integrated dishwasher, generous pantry storage
- Master bedroom with large built-in wardrobes and access onto the balcony
- Over-sized second bedroom with built-in wardrobes
- Immaculate modern bathroom with chic neutral palette, a rainfall shower and separate bathtub, stone bench top vanity with plenty of storage
- Laundry room with storage space and WC, reverse-cycle air-conditioning, a cleverly concealed study offers a handy space when working from home
- Large car space in a secure basement area, with space for storage

LIVE. This is a fabulous location that will suit those who are looking for an easy, breezy coastal lifestyle. With the beach just 250 metres away, you can easily nip over for a quick swim or surf in the morning before heading home for a shower and then jumping on the B-Line bus service to the city. There's also the convenience of having cafes, restaurants, a cinema and local shops just a quick stroll down the road, and walking and biking tracks at Narrabeen Lake just moments away.

RATES/SIZES Council rates: Approx \$324 pq Water rates: Approx. \$173.29 pq Strata Rates: Approx \$1334.40 pq Size: Total Approx 121sqm Internal Approx 106 sqm Car Space 15 sqm

ABOUT THE AREA Local Transport:- Buses to the city CBD, Westfield Warringah Mall and surrounds Shopping:- Collaroy village offers a variety of restaurants, cafes and shops- The Collaroy- The Beach Club - Collaroy RSL- Collaroy United Movie Cinema Schools:- Narrabeen Sports High School - Pittwater House Private- Collaroy Plateau Primary School- St Rose Catholic Primary School

WHAT THE OWNER LOVES:- The balcony is so spacious we are able to comfortably host parties and gatherings.- With such close proximity to the beach, and a number of eateries within walking distance, we don't need to use the car at weekends.- There are some lovely walks nearby, including Long Reef Headland and Narrabeen Lake.

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