

**85 Blandford Street, Collaroy Plateau, NSW 2097**

**Cunninghams**

**House For Sale**

Thursday, 21 March 2024

85 Blandford Street, Collaroy Plateau, NSW 2097

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Matt Nicastrì  
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## Auction

Auction Saturday 20 April on-site at 3.45pm **FIND**. This charming single-level home basks in peace and serenity on the northern tip of Collaroy Plateau, and holds radiant appeal for growing families looking to make a move to one of the northern beaches' most desirable locations. This practical, light-filled residence is quiet and tranquil, whilst also offering incredible access to beaches, shops and schools. **LOVE**. Offering an easy-living, single-level floorplan with front and rear outdoor spaces and a beautiful east-facing backyard, this home has a welcoming, comfortable ambience, and light and airy interiors that flow well. The perfect home to make your stamp on, and the possibility of adding a level to embrace views (STCA).- Practical floorplan with beautiful flow, bedrooms tucked away together, with living space connecting to outdoor space to front and rear.- The interiors are freshened with a great cross-flow of air, with dual-aspects to the east and west that attracts sunlight throughout the day.- The combined living and dining area has a functional L-shape design, feeding into a rear balcony for quiet alfresco dining.- Private backyard fringed with tropical trees, lush level lawns and a cabana-covered patio.- Generously proportioned bedrooms are all appointed with built-in wardrobes and ceiling fans.- Gas outlet, external laundry and WC, tons of under-house storage, reverse-cycle air-con and a single lock-up garage. **LIVE**. The northern end of the Plateau is popular due to its proximity to schools, parks, shops and Narrabeen Lake, which are all within walking distance. Collaroy Plateau Park is at the end of 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, and just a short drive to lifestyle hubs in Dee Why, Warriewood and Narrabeen. **RATES/SIZE**: Water rates: Approx \$171.41 pq Council rates: Approx \$556.30 pq Size: Approx 480.6 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- Northern Beaches Secondary College Cromer Campus **WHAT THE OWNER LOVES**: - We love how convenient and close it is to the beach and a number of lifestyle hubs, yet we are tucked away in peace and quiet.- We get some really beautiful ocean breezes throughout the summer to keep the house cool.- Collaroy Plateau has a great set of local shops and school. **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.