

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



**Sold House**

Friday, 2 February 2024

94 Aubreen Street, Collaroy Plateau, NSW 2097

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jason Martin

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## Contact agent

Welcome to a truly unique architecturally designed home that is set up for professional couples or families with 1-2 young children, but lends itself perfectly to the downsizer/retiree. For those who can't stand the idea of moving into a townhouse or unit/apartment, yet know its time to downsize, with the kids gone. Enjoy the freedom of a lifestyle in which you can simply lock your home and go traveling abroad, whilst not worrying about the usual maintenance issues. You have found it!!! But, not to be forgotten are the busy professional couples or families with 1-2 young children, who desire a low maintenance lifestyle. Immaculately presented three bedroom home that offers a formal lounge/dining area with all the creature comforts including under floor heating. For those who love to entertain the kitchen is the centre piece of the home that is bathed in northern sunshine from floor to ceiling windows. It offers a family/dining with the entire area seamlessly flowing out to a north facing terrace, that is ideal for weekend breakfasts or Sunday barbecue and drinks with friends. • All bedrooms have built ins with the main bedroom suite offering walk in robe, ensuite and direct access to the entertainment terrace • Family size full bathroom • Private rear courtyard for the avid gardener • Lock up garage with internal access plus roof storage • Off street parking for 2nd car • Internal laundry • Architecturally designed with vaulted ceilings Block of land size is 430m<sup>2</sup> The perfect combination of style, design, aspect and location. All of which is positioned on the cusp of Edgecliffe Boulevard in the dress circle north east corner of Collaroy Plateau. Details Council Rates: \$2,086.43 pa Water Rates: \$685.64 pa + usage

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