

Property Summary

Total size incl internal	Total 230sqm (including car spaces) Internal 192sqm
Age of building	Built in 1966
Any major works	Full renovation in 2021
Units in block	36
Sinking fund approx	\$5,393,416.89
Strata Manager	Bright & Duggan
Property’s aspect	North-East
Water rates	\$147pq approximately
Council rates	\$366pq approximately
Strata levies	\$3,690pq approximately
Rental estimate	\$1,800 - \$1,850 per week
Owner occupied, tenanted or vacant	Vacant
Reason for selling	Investment
Air conditioning	Air conditioning and ceiling fans
Gas or electricity	Electricity
Hot water service located	Balcony
Security alarm system	Secure block with intercom
Pet friendly	Subject to approval from owners corporation
Parking	1 x secure basement car space and 1 x open car space
Location	Close to Long Reef Golf Course and shopping at Dee Why or Warriewood and a short stroll to ‘The Collaroy’, Collaroy cinema, seaside eateries or B-Line city buses.

## Property Summary

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### Features

22/1114 Pittwater Road, Collaroy

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- Gaze the length of the beach from Long Reef to Narrabeen Headland
  - Secure basement car spaces, covers a staggering 230sqm on title
  - Superbly appointed and freshly styled in pared back coastal palette
  - Set on the 8th floor of an iconic landmark security building with lift access
  - Extensive living and dining space with spectacular floor-to-ceiling views
  - Sliding glass doors open East and North to the sunny seaside balcony
  - Open plan CaesarStone kitchen with premium Miele appliances
  - Spacious bedrooms with built-ins, ceiling fans and views open to balcony
  - Main bedroom with ensuite, stylish coastal themed bathrooms
  - Internal laundry, engineered oak flooring, air-con and video intercom.
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### Disclaimer\*

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