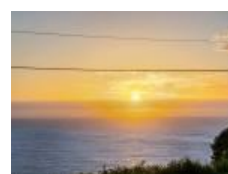


52 Edgecliffe Boulevard Bvd, Collaroy Plateau, NSW 2097

Auction

House 5 3



## Deceased Estate - Once in a Lifetime Opportunity!

Auction Location: On Site

Perched high above the coastline, this extraordinary property offers a rare blend of natural beauty and unparalleled potential. Set on a prized 1018 sqm corner block position facing perfectly northeast, you'll be greeted each morning by spectacular sunrises over the ocean, with views that stretch from the coastline below to the endless horizon beyond.

The existing home, while aged, sits on an unusually large block that beckons for transformation. With subdivision potential (subject to council approval), this is a golden opportunity for developers to create two luxury residences, each capitalizing on the stunning vistas and prime location. Alternatively, envisage crafting your own bespoke sanctuary, where every detail is tailored to your desires - adding a second level to elevate those already breathtaking views to new heights.

Opportunities like this are fleeting. Properties with such commanding views, development potential, and an irreplaceable position are seldom available. Whether you're a visionary homeowner seeking a forever home or an astute investor ready to seize a lucrative project, this is your chance to secure a piece of coastal paradise that will be coveted for generations.

- \* Panoramic world class ocean and coastline outlook
- \* Never to be built out views, opposite reserve
- \* Incredible 35m and 40m wide street frontages
- \* Original brick and tile house in good order
- \* Position Position Position - 1018sqm level corner block with subdivision potential (STCA)
- \* Elevated Northeast orientation for optimal sunlight and spectacular sunrises
- \* Perfect for developers/ builders or those seeking an irreplaceable family estate
- \* Deceased estate - WILL BE SOLD

Don't let this once-in-a-lifetime opportunity pass you by. Start imagining the possibilities.

Disclaimer:

All information contained herein, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third

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