

**23 Ettalong St, Wheeler Heights, NSW, 2097**

**House For Sale**

Wednesday, 13 November 2024

23 Ettalong St, Wheeler Heights, NSW, 2097

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Stunning North-Facing Family Home in a Prime Northern Beaches Location Bordering Collaroy Plateau

Set on a large, 617 sqm land holding on the cusp of Collaroy Plateau, this immaculate brick home over-delivers in terms of space, quality, and lifestyle excellence in a prime Northern Beaches address. Cleverly designed in 2005 and brimming with natural light, this sumptuous home features a superb layout and a crisp, neutral palette creating a soothing sense of comfort and style.

At the heart of this gorgeous home is a deluxe gourmet chef's kitchen with extensive granite benchtops, Island breakfast bar, ample cupboard space, and premium European appliances. This stunning kitchen opens to the ambient sun-dappled dining/family room with gorgeous Blackbutt timber floorboards and high vaulted cathedral ceilings, bringing an uplifting sense of space to this superb entertainer. Bi-fold doors from this striking main living domain and kitchen connect seamlessly to the spacious, covered, all-weather alfresco terrace with beautiful district views, creating the perfect environment for hosting family and friends.

Accommodation in the main home comprises three well-proportioned bedrooms, including - on the mezzanine level - an opulent king-sized master retreat with a walk-in robe and dressing area, a deluxe ensuite bathroom with quality inclusions - including a bidet - , and a light, bright study/reading zone. There are three luxurious bathrooms in the main part of the building, all extremely well-appointed. Other highlights include a north-facing lounge room, a powder room, ducted air-conditioning, an alarm system, solar panels, a secure front yard, a level child-safe, fenced backyard, double garage (currently converted to home office + storage area), tandem parking and a self-contained lower level with its own separate entry.

This bonus area contains a kitchenette, bathroom, laundry facilities, a bedroom with a built-in wardrobe and a comfortable living area. This creates a suitable space for older children, in-law accommodation or as a passive income stream in a superb location so close to quality schools, efficient bus transport, village shops, parks, and only moments to Narrabeen Lake and gorgeous beaches.

Move straight in and start living.

Total Size - 617 sqm approx.

Water Rates - \$172 pq approx.

Council Rates - \$587 pq approx.

For further information or to arrange an inspection please call Matt Morley on 0418 168 932 and 9981 9416 and Stephen Murace on 0413 763 993 and 9981 9426.

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