



**Collaroy, NSW**  
12 Lincoln Avenue

**2**  
BED

**1**  
BATH

**1**  
CAR

**RE/MAX**®

**Successfully SOLD by Nick Scarf - 0411 197 486**

Blank Canvass - North to Rear - Fabulous Views - Enormous Potential

At circa 815sqm with the prized 'north to rear' aspect and mostly level in the back garden, the scope and potential of this property is limited only by your imagination and budget. And you've only to look next door to see how the dreams of others have been realized.

Offered for the first time in 33 years, this property is one of the few remaining, under-capitalized larger blocks in this key location on Lincoln Avenue - elevated and with expansive district and ocean views

Squeaky clean and life ready, the original home with polished floors, large windows and perfectly reasonable kitchen and bathroom is ideal as a first home or rental while plans are prepared and approved.

**SOLD**

**Council Rates:** \$3,078/year (approx)

**Contact:** Nick Scarf  
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Marco Bonetti  
0450575467

**Type:** House

**Sold Date:** 09/03/2024

**Land:** 815.7m2

<https://www.propertyspecialists.com.au>