

## Property Summary

Apartment Size	Internal: 120m2 Parking: 26m2 Total: 146m2
Age of building	2017 – 7 years old
Any major works	- New carpet installed 2022
Construction type	Concrete
Units in block	103
Sinking fund approx	-\$265,201.49
Strata Manager	Robinson Strata Management
Water rates	\$216 pq apx
Council rates	\$404 pq apx
Strata levies	\$2040 pq apx
Rental estimate	\$950-\$1000 per week
Owner occupied, tenanted or vacant	Vacant
Lease end date	29 <sup>th</sup> January 2024
Fire audit done incl. details	Under current fire order
Air conditioning	Single unit installed
Gas or electricity	Gas cooking, heating & hot water system
Hot water service located	Communal in block – strata maintained
Foxtel, ADSL, NBN?	Yes
Security alarm system	Security building, intercom system to unit
Pet friendly	Yes, on application

## Property Summary

Storage	Storage cage located near parking
Parking situation	Tandem parking space
Visitor Parking	Yes
Location	<ul style="list-style-type: none"><li>- Next door to Dee Why Grand</li><li>- 1 minute walk to Dee Why main bus stop &amp; B1 line, direct route into Wynyard</li><li>- 10 minute walk to Dee Why Beach</li><li>- close to Westfield Warringah Mall</li></ul>
Features	<ul style="list-style-type: none"><li>- Open plan living area connected to an oversized wintergarden/office</li><li>- Video intercom access to security building</li><li>- living area connected to an oversized winter garden/office</li><li>- Lift access</li></ul>

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