

Property Summary

Apartment Size	Internal: 73 Courtyard: 10sqm Parking: 15sqm Storage: 2sqm Total: 100sqm
Age of building	Built in 2010
Any major works	New floorboards and re-paint in 2022
Units in block	161
Sinking fund approx	\$787,055 as at February 2023. Awaiting updated strata report.
Strata Manager	Dynamic Property
Property's aspect	West
Water rates	\$156pq approximately
Council rates	\$380pq approximately
Strata levies	\$1,545pq
Rental estimate	\$850 - \$900 per week
Owner occupied, tenanted or vacant	Tenanted
Reason for moving	Investment
Air conditioning	Ceiling fans only
Gas or electricity	Gas
Hot water service located	Laundry
Foxtel, ADSL, NBN?	NBN
Security alarm system	Security intercom

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Pet friendly	Subject to approval from owners corporation
Storage	Lock up storage cage next to basement parking
Parking situation	Single secure car space
Visitor Parking	Yes
Common area	20 metre heated lap pool, gymnasium and BBQ facilities on site
Location	Placed in the exclusive 'Dee Why Grand' security building. Step out the door to shopping, Coles supermarket and eateries, stroll a few hundred metres to the Lighthouse plaza precinct and B-Line city buses wander a lazy 10 minutes down the street to Dee Why Beach.
Features	<ul style="list-style-type: none"><li>- Peacefully recessed from the street amid tranquil common gardens</li><li>- Lift in building enables level access from the street and parking</li><li>- Generous living space opens via glass sliders to courtyard</li><li>- Fully-fenced courtyard with gated access to common garden</li><li>- Dining area by kitchen with a floating island/dining bench</li><li>- Miele fitted stone and gas open plan kitchen with dishwasher</li><li>- Great-sized bedrooms with mirrored built-ins and ceiling fans</li><li>- Ultra-modern bathroom, glass shower and stone vanitytop</li><li>- Internal laundry, high ceilings, engineered timber flooring</li><li>- 20m heated lap pool, gymnasium and barbecue facilities on-site</li><li>- Immaculately security building with on-site building manager</li><li>- Secure basement car space plus lock up storage cage</li></ul>

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