

Property Summary 18/31-35 Delmar Parade, Dee Why

Total Size	Total 226sqm - Garage Storage 61sqm –internally 165sqm
Council, Water and Strata Levies	Council \$350.06pq, Water \$179.06pq Strata Fees \$882. Sinking Fund total \$78,997.10
Year Built	2005
Property's aspect	North Facing with an East and West aspect
Security	Security building with a 2-door system for the garage
Visitor Parking	5 visitor car spaces with intercom access from the apartment
Rental Estimate	\$950 - \$1000
Air conditioning	Yes — reverse cycle
Owner occupied, tenanted or vacant	Owner Occupied
Gas or electricity	Gas cooking, bayonet, Electric oven
Laundry	Internal off the hall on the right
Foxtel, ADSL, NBN	ADSL + Foxtel, NBN due in street very soon
Security alarm system/intercom	Yes intercom access from the entry and garage for your guests
Pet friendly	Not at present - Bylaws are in place regarding pets currently
Parking situation	Security Entry - Three car garage - Stairs adjacent to the garage.
Location	You can jump on the b-line in a few mins walk to Dee Whys centre hub with amenities, restaurants, cafes and shops. Dee Why beach front has an assortment of restaurants, ocean pool, nature walks between Dee Why and Curl Curl. The beautiful Long reef walk or enjoy a picnic on the greens overlooking the beach.
Agent details	Michelle Jones 0452 337 680 michelle.j@upstate.com.au