

Property Summary

Apartment Size

Internal: 46sqm approx.

Total: 61sqm approx.

Age of building

Built in 2001 — 23 Years Old

Any major works

Awaiting strata report

Units in block

55 units

Sinking fund

Awaiting strata report

Strata Manager

Strata Life

Property's aspect

North facing balcony

Water rates

\$173 per quarter approx.

Council rates

\$425 per quarter approx.

Strata levies

\$1,048 per quarter approx.

Owner occupied, tenanted or vacant

Tenanted

Lease end date

Monday 28th of April 2025

Lease amount

\$500 per week

Reason for selling

Investment Property

Air conditioning

Ceiling fan in bedroom, No aircon

Gas or electricity

Electricity

Foxtel, ADSL, NBN?

Foxtel and NBN FTTC connected

Security alarm system

Secure building with fob access

Pet friendly

Yes, subject to strata approval

Parking situation

Single car space in secure garage located in Basement

Property Summary

Visitor Parking	216A/637-641 Pittwater Road, Dee Why
	17 designated visitor parking.
	Basement: 2
	Ground: 15
Location	400m to nearest bus stop, 450m to Dee Why Grand Shopping Centre, 900m to Dee Why Public School, 1.5km to Dee Why Beach, 2.3km to Northern Beaches Secondary College Cromer Campus
Features	Balcony
	Built-In Wardrobes
	Car Parking - Basement
	Carpeted
	Ceiling Fans
	Close to Schools
	Close to Shops
	Close to Transport
	Ensuite
	Intercom
	Internal Laundry
	Lift Installed
	Security Access

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