

**1/16 Boronia Street, Dee Why, NSW 2099**

**Cunninghams**

**Apartment For Sale**

Friday, 3 May 2024

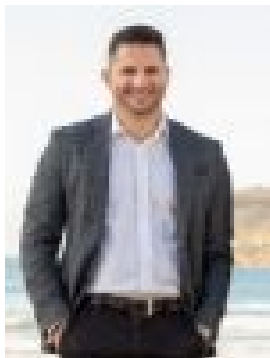
1/16 Boronia Street, Dee Why, NSW 2099

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Sam Raso  
0407936862



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## Auction

Auction 25 May 2024 FIND. Positioned in the 'Golden Circle' a magical spot bordering Dee Why and North Curl Curl, this contemporary renovated apartment is a mere three-minute walk to the ocean front, rock pools and restaurants down at The Strand. A lovely private east facing ground floor balcony surrounded by trees is a beautiful spot to take in the morning sun and has direct access to a common area garden that is a perfect spot for the kids to safely play in, while having direct view from the living space and balcony. The property can easily be accessed via the little path from the front garden or via the main apartment entrance. LOVE. The ground floor location offers a convenient lifestyle for those wanting to downsize from a larger property while still living in a premier Dee Why address that is moments from the buzz of numerous cafés, restaurants, bars and the surf. The home also provides a great opportunity for young families, first home buyers and investors. Dee Why Headland is only moments away and the start of the magnificent easy coastal walk from Dee Why into Curl Curl. - A well-maintained boutique block with only ten apartments surrounded by established gardens and trees.- A lovely private entertainer's balcony with timber deck flows from the living space and provides easy connection to the common use front garden. - A modern open plan living and dining room with direct access to the balcony and garden, featuring timber floors, a large built-in low line cabinet, study desk and sliding plantation shutter doors for added privacy.- Modern renovated spacious kitchen with stone benchtops, ceramic cooktop, dishwasher, lots of cupboard space including a pantry and countertop area with good connection to the dining and living space.- Large master bedroom featuring a leafy view, plantation shutters, carpeting, mirrored built-in robe and feature pendant lighting.- Second bedroom with plantation shutters, mirrored built-in robe, carpeting and pendant lighting.- Contemporary bright bathroom with separate frameless shower and bath.- Large convenient laundry adjoining the kitchen with space for washer and dryer.- Lock up garage.- Common use clothes lines. LIVE. This premium part of Dee Why offers a great beachside lifestyle only minutes to the sand and surf and a huge choice of cafes, bars and restaurants that run up and down The Strand. The lifestyle hubs of North Curl Curl, Freshwater and Collaroy are only a quick bus trip or car ride away. Nearby shopping at the Grand and Meriton precinct offer convenience and choice that is an easy walk away, with Warringah Mall less than 10 minutes' drive. Good transport links including the B-Line service on Pittwater Road and good local schools are all in close proximity. Beautiful headland walks and bike tracks including the Narrabeen Lake Trail are close by. RATES/SIZE: Water rates: Approx \$171.41pq Council rates: Approx \$404.00pq Strata levies: Approx \$1,242.92pq Size: Internal Approx. 60.4 sqm Garage Approx. 15 sqm Total Approx. 75.4 sqm ABOUT THE AREA Local Transport:- Express buses to the City CBD- Buses to Westfield Warringah Mall, Manly & surrounds Shopping & Dining:- Dee Why beachfront restaurant scene- Dee Why RSL- Dee Why town center shops, supermarkets & cafes Schools:- Curl Curl North Primary School- St Kevin's Catholic Primary- Northern Beaches Secondary College - Cromer Campus WHAT THE OWNER LOVES- We love being able to do the Dee Why to Curl Curl Headland walk where from May to September each year there are majestic whales skipping through the water - The beach is so close that we can easily head down for an early morning swim and a coffee at our favourite café - The ground floor position is super convenient and its great being able to enter the apartment from the front garden Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.