

**10/11-13 Avon Road, Dee Why, NSW 2099**

**Cunninghams**

**Sold Unit**

Thursday, 21 March 2024

10/11-13 Avon Road, Dee Why, NSW 2099

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$1,055,000**

Auction Saturday 13 April FIND. Delivering space, light, comfort and functionality in equal measures, this neat-as-a-pin apartment boasts a dream location alongside Dee Why lagoon and just footsteps from the beach. This thoughtfully-updated residence sits on the ground floor of a boutique block, and offers high-function, low-maintenance living with stylishly-presented interiors, a choice of two balconies and a lock-up garage. LOVE. The beachside lifestyle you've always dreamed of is yours for the taking from this idyllically located home that protects you from the hustle of Dee Why's vibrant heart, but places you just moments from the beach, supermarkets, beachside eateries and bus services. - Easy level access from the street to the front door, and a quiet position to the rear of the block. - Exceptionally light and airy, with a perfect northerly aspect for living, and windows on three sides. - Having a choice of two balconies creates a beautiful cross-flow of air and a choice of spaces to enjoy a moment of relaxation with sun on face. - The living zone is bright and airy, with a dedicated space for a dining setting, floating out to a north-facing balcony with a pleasant, leafy outlook. - Superb kitchen with gas cooking, dishwasher, generous pantry space and an adjoining laundry room. - Two generous bedrooms with built-in wardrobes, the master bedroom includes access onto a west-facing balcony, great for the winter sun. - Immaculate bathroom with combined bathtub and shower. - Elegant tiled floors are soothing under-foot, whilst new carpet has been installed in the bedrooms. - A large lock-up garage is positioned to the rear of the block. LIVE. Though this is a quiet street, all of Dee Why's best attractions are at your fingertips. A lagoon walking trail at the end of the garden provides a quick shortcut to Dee Why beach, which is one of the northern beaches' most iconic surf beaches, as well as being home to glorious headland walks and a vibrant strip of beachfront cafes and restaurants. You can also bike ride or walk in the opposite direction as far as Narrabeen Lake. Supermarkets and express bus services to the city are moments away, and Dee Why's shopping and dining precincts are within a short walk. RATES: Water rates: Approx \$171.00 pq Council rates: Approx \$403.00 pq Strata levies: Approx \$1,076.00 pq SIZE: Internal & Balcony: Approx 77.75 sqm Exclusive use Garage: Approx 15 sqm ABOUT THE AREA Local Transport: - Express buses to the City CBD - Buses to Westfield Warringah Mall, Manly & surrounds Shopping: - 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 getting up in the morning and strolling down to the beach to grab a coffee or have brekkie at one of the cafes on the beachfront. - We are spoiled for choice in terms of shops and supermarkets, which are all within walking distance. - It's a really quiet apartment with only one common wall. 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. All photographs, maps and images are representative only, for marketing purposes. Some images show virtual styling.