

**10/34 The Crescent, Dee Why, NSW 2099**

**Cunninghams**

**Sold Apartment**

Saturday, 19 August 2023

10/34 The Crescent, Dee Why, NSW 2099

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 82 m2**

**Type: Apartment**



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**\$900,000**

**FIND.** With a bright, and sought-after position in a quiet and leafy pocket of Dee Why, this neat apartment is situated on the ground floor of a well-presented complex. This is a low-maintenance lifestyle apartment that will appeal to professionals, downsizers, first-time buyers and investors who are looking for a home that is ready to move into now.**LOVE.** This is arguably one of the best streets in Dee Why. It is lined with trees and gets very little traffic, yet is conveniently placed to offer quick access to the beach, as well as being moments from the buzz of Dee Why's shopping and lifestyle precincts. Enjoy the peace and tranquillity that this sought-after street offers, yet take advantage of being able to walk to all of the lifestyle offerings that Dee Why has to offer.- Sunny living area that combines with an updated kitchen that includes an adjoining laundry room, and modern appliances including a dishwasher.- Japandi design throughout the apartment creates a sense of warmth and connection to nature.- Beautiful warm timber floors accentuate the crisp white walls and the custom-made joinery.- Open living floorplan that sees the kitchen connect effortlessly to the lounge and dining area. - Soft close cabinetry, stone benchtop, and decorative tile splash back, the kitchen is a highly functional and trendy space.- Private bedrooms with lovely green outlook, bringing the outside in with large windows for luscious light.- Functional floorplan with bedrooms tucked away from the living area.- The covered balcony is a sunny space that offers generous space for an outdoor setting.- Generous bedrooms that both feature wooden floors.- Artistic bathroom in great condition with a bathtub and separate shower.- Personal lock up storage space adjoining the secure carport space- Access to very secluded and private outdoor common area with space to entertain.**LIVE.** This is a peaceful pocket of Dee Why that gets very little traffic, yet the convenience it offers is second-to-none. City transport and several shopping precincts, including Dee Why Grand and the Meriton, are an easy 10-minute walk in one direction or head in the other direction to the beachfront, where there is a fantastic selection of cafes and restaurants, as well headland walks and one of the best-known surf beaches in the area.**RATES/SIZE:**Water rates: Approx \$158.45 pqCouncil rates: Approx \$382.10 pqStrata levies: Approx \$1,259.09 pqSize: Approx 82.6 sqm**ABOUT THE AREA**Local Transport:- Express buses to the City CBD- Buses to Westfield Warringah Mall- Manly and surroundsShopping:- Dee Why beachfront restaurant scene- Dee Why RSL- Dee Why town centre shops, supermarkets and cafesSchools:- Curl Curl North Primary School- Cromer High School- St Kevin's Catholic Primary- Fisher Road Primary School- St Luke's Grammar School**WHAT THE OWNER LOVES:-** The ground level private entry point makes life very easy when carting kids, prams or shopping. - We've loved the garden surrounds, which have felt like our very own and sitting out on the deck with a drink in hand after a day at the beach is the perfect way to end the day. - We don't share any adjoining walls with other units, which means a whole heap of peace and privacy.**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.