

# 10/38 The Crescent, Dee Why, NSW 2099



## Sold Apartment

Wednesday, 27 September 2023

10/38 The Crescent, Dee Why, NSW 2099

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 107 m<sup>2</sup>

Type: Apartment

**\$995,000**

Conveniently located, this private top floor apartment offers a North aspect with great headland/ocean views and an abundance of light through every room. An enviable investment opportunity in a high growth suburb plus advantageous appeal for first home buyers and downsizers. On entry, you are greeted with a spacious living and dining area which flows to a very large original kitchen offering vast amounts of cupboard and bench space. A unique and highly sought-after feature is the vast, North facing balcony with a gorgeous outlook and aspect, perfect for soaking up the sun and entertaining family and friends. Other highlights include; a remote lock-up garage with a huge storage room (31m<sup>2</sup>, bigger than most double garages), two double bedrooms both with built in robes, full bathroom and an internal laundry. Embrace the idyllic Northern Beaches lifestyle through this apartment, in a boutique block of only 12, which is perfectly placed to experience the treasures of Dee Why's thriving town center with footstep access to city transport, cafes, restaurants, schools, shopping centre and Dee Why Beach. Water Rates - \$173 pq approx. Council Rates - \$403 pq approx. Strata levies - \$1,266 pq approx. Apartment size - 75.9 sqm Parking & Storage - 31.7 sqm Total size - 107.6 sqm "We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations."