

11/34 Boronia Street, Dee Why, NSW 2099

Cunninghams

Apartment For Sale

Thursday, 15 February 2024

11/34 Boronia Street, Dee Why, NSW 2099

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Andrew Lutze
0412568058



Ben Jones
0424277887

Auction

AUCTION 9 March 2024 FIND. A beachside lifestyle awaits you in this idyllic spot that makes the most of this prime Northern Beach's location. The apartment is only a few streets away from the beach and a host of great bars, restaurants and cafes that run along the waters' edge. Dee Why Headland is only moments away and the start of the picturesque 1.6km headland walk down into North Curl Curl. The modern open plan apartment is spacious and has an expansive east facing private alfresco balcony, that runs the length of the apartment. It has the added bonus of being able to be accessed from the living room and also both bedrooms via large sliding glass doors. LOVE. The secure complex is set within lovely established gardens in a well-maintained block. The open plan layout creates a very easy space to live in, with the large outdoor entertaining zone integrating perfectly with the indoor space. The master bedroom features a great walk-through wardrobe conveniently linking the bedroom and ensuite. - Open plan living, dining and kitchen space ideal for conversation and entertaining with hybrid timber floors and feature lighting.- Oversized private balcony that runs the full length of the apartment and extends the internal entertaining area. - Modern spacious kitchen with gas cooking, stone benchtops and great connection to the rest of the living and dining spaces. - Master bedroom with split system air conditioning, ceiling fan, spacious walk-through robe and modern ensuite with shower over bath and balcony access.- Second bedroom with split system air conditioning, ceiling fan and access to the balcony.- Contemporary bathroom with combined bath and shower.- Convenient separate laundry neatly hidden at the entrance to the apartment.- Secure access garage with tandem parking space for two cars.- Established common area gardens and plantings LIVE. This premium part of Dee Why offers a great mix of lifestyle with beautiful natural coastal walks and cycleways, and also being super close to a host of great restaurants and bars and of course the beach which is almost on your doorstep. Village shopping at the Grand and Meriton precincts is a short walk away, with a host of eateries and shopping options in nearby Collaroy and Freshwater. Narrabeen Lake Trail, a number of golf courses and sporting fields are all in close proximity. Good transport links on Pittwater Road and local schools are also close by. RATES: Water rates: Approx \$171.00pq Council rates: Approx \$404.00pq Strata levies: Approx \$1,627.76 pq SIZE: Internal & Balcony Approx 86sqm Parking Approx 27sqm Total Approx 113sqm 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 Primary School- St Kevin's Catholic Primary- Northern Beaches Secondary College - Cromer Campus WHAT THE OWNER LOVES:- I love being able to walk down to the beach in under five minutes - The balcony is a great place to just chill out but still be part of the conversation inside- Dee Why is a great central spot for heading in either direction up or down the Peninsula 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.