

**13 Grafton Crescent, Dee Why, NSW 2099**

**Raine&Horne.**

**Sold Block Of Units**

Tuesday, 19 September 2023

13 Grafton Crescent, Dee Why, NSW 2099

**Bedrooms: 10**

**Bathrooms: 10**

**Parkings: 9**

**Type: Block Of Units**

## Contact agent

The ultimate investment opportunity awaits with this solid two-storey block of 10 x studio apartments in a quiet residential enclave adjoining parks and only a short, level walk from the heart of the Dee Why town centre, Dee Why Beach, Long Reef Golf Course, City transport and the picturesque Long Reef headland walk, and only a short distance from Warringah Mall. This 1970's brick constructed building has been well maintained, and provides affordable accommodation in this highly desirable setting, with the added benefit of off-street car parking for most units. Nine of the ten apartments have been refurbished in recent years and the property currently generates an income on a fully leased basis of approximately \$215,540 per annum. The building includes common laundry facilities, and sits on a 708.2sqm block of land, zoned R3 medium density with a 12m height limit which may allow for further development (stca) at some future time. Below replacement value and a sensational buying opportunity & secure investment. Auction: Tuesday 17th October 2023 at 10.30am at 'Auctionworks' - 50 Margaret Street Sydney. Inspect: Tuesdays & Thursdays 10.30 - 11.00am or by prior appointment (A selection of units available for viewing) Details: David Buttel 0419 263 362 Contact David to request an Information Memorandum and Auction Contract.