

# 2/85 Dee Why Parade, Dee Why, NSW 2099

**Cunninghams**

## Apartment For Sale

Friday, 16 February 2024

2/85 Dee Why Parade, Dee Why, NSW 2099

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Matt Nicastrì  
0410565050



Sebastian Guerrero  
0431948199

## Auction Guide \$1,000,000

Auction Saturday 9 March 2024  
**FIND.** A spectacular location less than 100 metres from the beachfront and waters' edge is offered by this unrivalled beachside lifestyle and position. The apartment features an incredible sunny north east facing wraparound balcony that takes in the pristine water views and leafy outlook. This fresh contemporary light filled apartment has been recently renovated with new hybrid flooring and fresh paint creating a stylish beachside sanctuary. The buzz of the cafes, bars and restaurants along The Strand are only minutes away, and a great spot for brunch and a swim on the weekend or quick coffee on the way to work.  
**LOVE.** A bright open plan living and dining space flows out to the balcony and also easily connects with the large modern kitchen with gas cooking and lots of bench and cupboard space. The complex has undergone significant recent investment in renovation including; exterior rendering, balconies, garage doors, security system and common area fixtures. All of which has created a modern very attractive and well-maintained building to call home. - Large sunny wraparound north east facing balcony with water views of Dee Why beach and a lovely leafy green outlook.- Modern light filled open plan living and dining room with new hybrid timber floors and updated paint.- Spacious contemporary kitchen with feature tile splash back and lots of storage and prep area. - Two good sized sunny bedrooms. - Fresh white bathroom with convenient shower over bath.- Linen cupboard in the entrance way.- Shared laundry with one other apartment.- Secure garage for one car.- Common use clothesline.  
**LIVE.** This part of Dee Why offers a great beachside lifestyle only minutes to the sand and surf and a huge choice of cafes, bars and restaurants that run up and down The Strand. The lifestyle hubs of North Curl Curl, Freshwater and Collaroy are only a quick bus trip or car ride away. Nearby shopping at the Grand and Meriton precinct offer convenience and choice that is an easy walk away, with Warringah Mall less than 10 minutes' drive. Beautiful headland walks and bike tracks including Narrabeen Lake Trail are on offer and are popular weekend activities. Good local schools and sporting fields are all in close proximity.  
**RATES:**Water rates: Approx \$171.41 pqCouncil rates: Approx \$403.98 pqStrata levies: Approx \$1,166.67 pq  
**SIZE:**Internal + Balcony Approx 77.6 sqmGarage Approx 17.7 sqmTotal Approx: 95.3 sqm  
**ABOUT THE AREA**  
**Local Transport:-** Express buses to the City CBD; Buses to Westfield Warringah Mall, Manly & surrounds  
**Shopping/Dining:-** Dee Why beachfront restaurant scene- Dee Why RSL- Dee Why town center shops, supermarkets and cafes  
**Schools:-** Dee Why Public School- Cromer Campus  
**WHAT THE OWNER LOVES:** - We are so close to the beachfront and cafes it's only a few minutes' walk - I love sitting out on the balcony in the evening after a busy day- The headland walk from Dee Why beach to North Curl Curl is amazing  
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